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**HOUSING ELEMENT
AND
LAND DEVELOPMENT PLAN
UPDATE
GASTON COUNTY, NC**

JUL 14 1979

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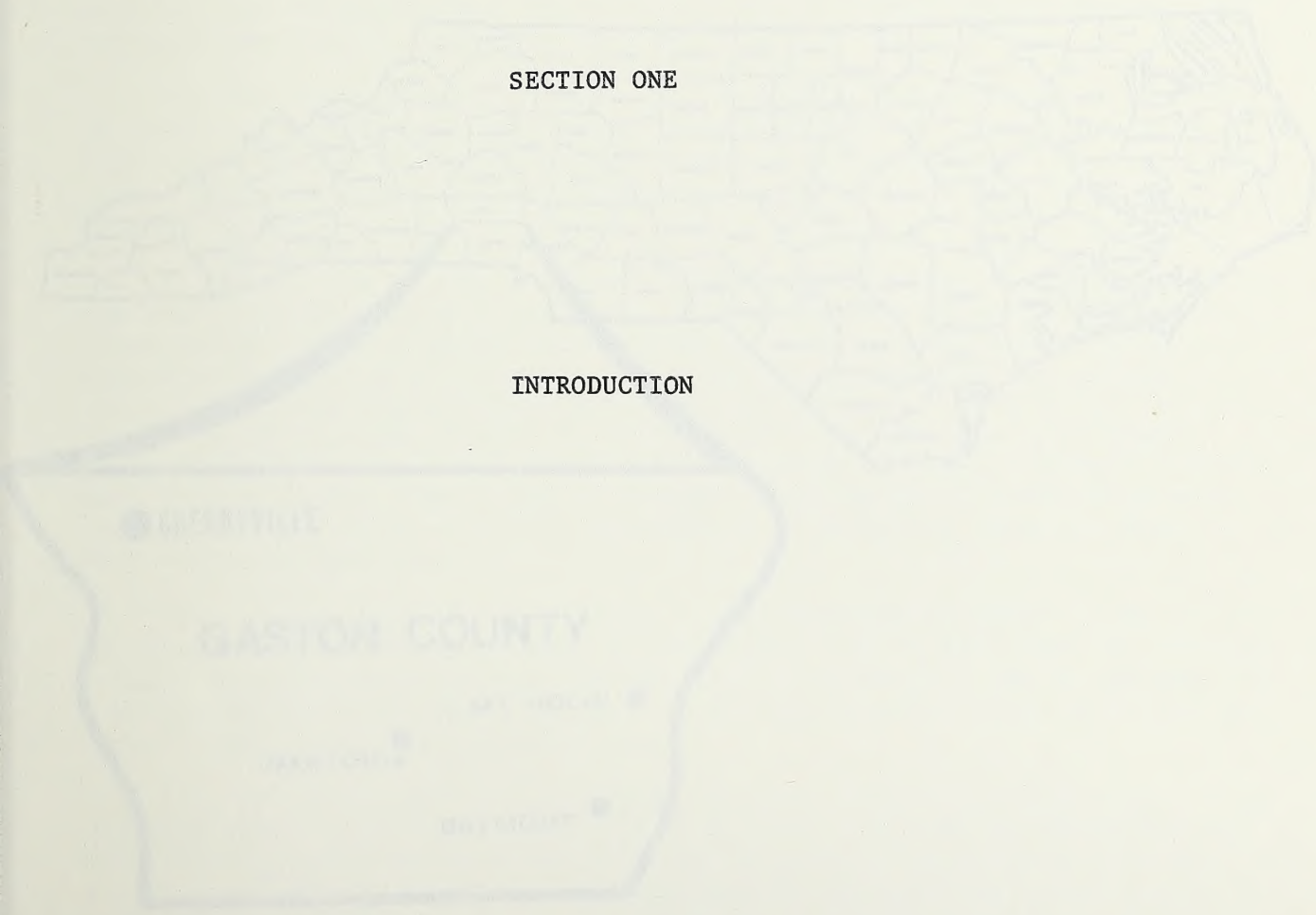
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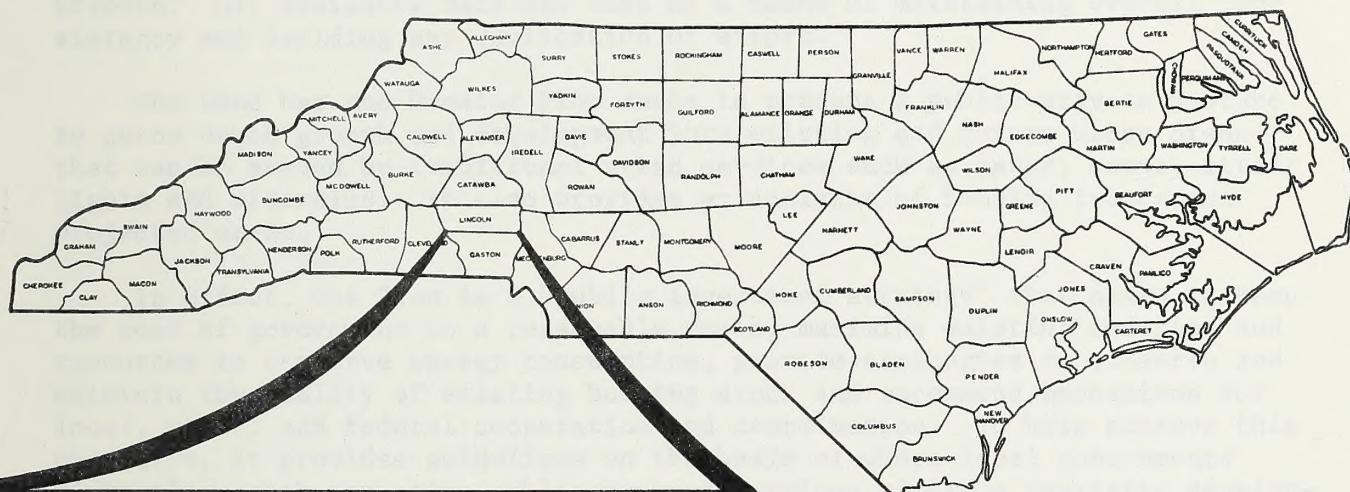
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SECTION ONE

INTRODUCTION



REGIONAL PROFILE MAP 1



● CHERRYVILLE

GASTON COUNTY

● MT HOLLY

● GASTONIA

● BELMONT

INTRODUCTION

This report represents an update to the 1969 Gaston County Land Development Plan and includes, as an integral part of the comprehensive planning program, a Housing Element. This one document will act to fulfill all Housing Element and Land Use Element guidelines that are required by participants in the U. S. Department of Housing and Urban Development, Comprehensive Planning Assistance "701" Program. Whereas the 1969 Land Development Plan has not been previously updated, this document will update necessary information and will incorporate other necessary information and documentation to meet minimum HUD requirements and further the County's phased comprehensive planning efforts. All available data was used as a means of maintaining overall consistency and avoiding any duplication of effort.

The Land Use and Housing Plan seeks to present a public-private posture to guide urban growth and development into existing and future urban areas that can be served by traditional urban services such as water, sewer, street lights and sidewalks. It also provides an analysis of housing trends and projected needs.

In effect, the Plan is a "public investment strategy" that seeks to keep the cost of government to a reasonable scale, maximize existing services and resources to conserve energy consumption, provide strategies to preserve and maintain the quality of existing housing stock and recommend mechanisms for local, state, and federal cooperation and coordination. To help achieve this objective, it provides guidelines on the basis of where local governments might place such expensive public support services within a realistic development pattern rather than having to respond after the fact, which often means trying to find solutions (rarely economical) of providing urban services to very scattered developments.

This Plan itself does not include a comprehensive analysis of the present and future transportation system for the county. It is felt that the Gastonia Urban Area Transportation Study (March 1977) is adequate. The recommendations and conclusions of the Gastonia Urban Area Transportation Study were used as input to the development of this Plan.

Some of the considerations in this document include existing use of land and land resources, projections of land use needs and land resource development, housing needs and assistance, public facilities needs based upon projected uses of land, policy impact upon fragile and productive land resources, distribution of growth, and the impact of major federal and state activity on planning and development.

In the preparation of the Land Use and Housing Plan, existing plans and studies were used, where applicable and feasible, to avoid unnecessary expense and duplication of effort. The following is a list of previously prepared plans:

- Air Quality Survey (1966)
- Resume of Public Schools (1966)

- Proposed Organization and Programs of a Planning Commission (1967)
- County Land Use Survey and Analysis (1968)
- Population and Economy (1968)
- Annual Report to Gaston Regional Planning Commission (1969)
- County Land Development Plan (1969)
- County Recreation Analysis (1970)
- County Community Facilities Plan (1970)
- Resource Data (Gaston County) Revised 1977-78
- County Capital Budget and Public Improvements Program (1970)
- Economic Development Adjustment Program (1976)

Programs currently underway and/or being revised:

- Long-range Capital Improvements Program
- Economic Development Program
- County-wide Street and property Identification
- Sanitary District Study
- Social Program Needs
- Juvenile Status Offenders Study
- Economic Base Study
- County Planning Board
- 201 Facilities Needs
- County Schools Facilities Needs
- Detailed Soil Survey
- Courthouse Study
- Gastonia Urban Area Transportation Study
- Gaston College Facilities Needs
- Public Schools Needs
- County Park/Recreation Master Plan
- Airport Needs
- County-wide Water Facilities Needs

Subjects under consideration for study and evaluation:

- Subdivision Regulations
- County-wide Sanitation Districts
- Maximum Utilization of Public Owned/Needed/Proposed Facilities
- Multi-purpose Public Facilities
- Mobile Home Parks
- Public Housing Needs

The above listed projects and programs do not include those underway in the county's municipalities. For example, Belmont, Lowell, Mount Holly, Cramerton, Cherryville, Bessemer City, and Ranlo are all receiving HUD 701 or State planning assistance grants for FY 77/78 with program emphasis on land use and housing.

Proper use of this Plan will serve as a guide for the wise and prudent use of land in the county in terms of future development and/or redevelopment. This Plan is not meant to be static; it should be flexible and subject to change to accommodate those changes that may occur involving the variables

on which this Plan was based. The County Commissioners should periodically evaluate and update these proposals throughout the various implementation phases to accommodate changes and variations. Any substantial changes would affect projections for residential development, the needs for community facilities, as well as the overall economy. This Plan sets forth the major policies concerning adequate housing and the most desirable physical design of the county through the location of land uses and attempts to clarify the relationship between physical development and social-economic goals.

This effort is one phase of a resurrected program to combine and correlate basic planning principles with on-going sound government management practices. The current governing body, administration, staff, and agencies are committed to cooperative program design and implementation in order to foster effective and economical growth management.

EXISTING & FUTURE CONDITIONS

POPULATION

Between 1940 and 1950, Eastern Canada's population showed a steady increase, almost doubling the growth rate of other regions. During that same period, however, the rate of increase was less than in the United States and the United Kingdom. In 1950, the population of Eastern Canada was 10,000,000, an increase of 10.7 percent over the 1940 figure of 9,000,000.

The population of Eastern Canada in 1950 was 10,000,000, an increase of 10.7 percent over the 1940 figure of 9,000,000. This increase was due to a combination of factors, including a high birth rate, a low death rate, and a net immigration of 100,000 persons per year.

SECTION TWO

TABLE I

POPULATION CHANGES IN EASTERN CANADA

Year	Population (1940)	Population (1950)	Change (1950-1940)	% Change	Rate per 1,000
1940	9,000,000	—	—	—	—
1950	10,000,000	10,000,000	1,000,000	11.11	14.57
1960	11,000,000	11,000,000	1,000,000	9.09	13.33
1970	12,000,000	12,000,000	1,000,000	8.33	12.50

SOURCE: U. S. Department of Commerce, Bureau of Economic Analysis, "Population, 1940, 1950, 1960, 1970."

Although the population of Eastern Canada has increased steadily since 1940, the rate of increase has been slowing down. This is due to a number of factors, including a declining birth rate, a rising death rate, and a decreasing net immigration.

Most of the population growth in the past has been concentrated in the middle and western portions of the country. The eastern portion of the country has experienced a decline in population, particularly in the rural areas. This is due to a number of factors, including a declining birth rate, a rising death rate, and a decreasing net immigration.

EXISTING AND FUTURE CONDITIONS

POPULATION

Between 1940 and 1950, Gaston County's population showed a great improvement, almost doubling the growth rate of the state during that decade. During that same period, the county had an in-migration rate of 42 percent, primarily due to stimulation by resettling and a good employment base in textile industries. Population between 1950 and 1960 grew at a steady pace, increasing at a rate of 14.7 percent.

The population increased from 127,074 in 1960 to 148,415 in 1970, reflecting a 16.8 percent increase over the ten year period. The townships which experienced the greatest increase in population were Dallas and Crowders Mountain with 41.2 percent and 30.8 percent respectively. None of the townships in the county showed a decline of population during that period.

TABLE 1

POPULATION CHANGES IN GASTON COUNTY

<u>Year</u>	<u>Population</u>	<u>Number</u>	<u>Percent</u>	<u>N.C.</u>	<u>U.S.</u>
1940	87,531	--	--	--	--
1950	110,836	22,305	26.6%	13.7%	14.5%
1960	127,074	16,238	14.7%	12.1%	18.5%
1970	148,415	21,341	16.8%	11.5%	13.3%

SOURCE: U. S. Department of Commerce, Bureau of Census, U. S. Census of Population, 1940, 1950, 1960, 1970.

Although the county has had a steady overall increase, it has experienced some out-migration due to the poor economic performance of the textile industries and the lack of industrial diversification. Growth trends in the economy were sharply curtailed in the 1970-75 period as a result of the recession. The recessionary impact was felt primarily within manufacturing and particularly by textiles (which is by far the region's largest factory employer).

Much of the population growth in the past has been concentrated in the middle and eastern portion of the county--the southeast section of Gastonia due to land annexation, Belmont-Mt. Holly area, and I-85 corridor. The influence of Charlotte-Mecklenburg is heavy upon the county, especially in the areas mentioned above. There seems to be little evidence that this trend will have a drastic shift in the future, but steady growth is developing in all areas of the county as indicated by the following table.

TABLE 2
POPULATION DISTRIBUTION BY TOWNSHIP
GASTON COUNTY, 1940 - 1970

<u>Township</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>% Change 1940-70</u>
Cherryville	7,529	8,207	9,171	11,271	49.7%
Crowders Mtn.	6,149	7,145	7,461	9,759	58.7%
Dallas	6,181	8,969	10,357	14,628	136.7%
Gastonia	39,062	49,281	58,117	64,284	64.6%
River Bend	8,041	9,874	12,499	14,458	79.8%
South Point	20,569	26,560	29,469	34,015	65.4%
COUNTY	87,531	110,836	127,074	148,415	69.6%

SOURCE: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population, 1940, 1950, 1960, 1970.

The population in 1976 was 154,700, a 4.2 percent increase over 1970. The majority of this increase is accounted for in terms of natural increase. Thirteen of the county's fourteen municipalities also increased in population with six of them growing at a rate faster than the state average of 7.6 percent.

TABLE 3
CURRENT POPULATION ESTIMATES FOR SELECTED AREAS

1970 - 1976

	<u>1970</u>	<u>1976</u>	<u>% Change</u>
NORTH CAROLINA	5,084,411	5,469,000	7.6
GASTON COUNTY	148,415	154,700	4.2
Belmont	5,054	5,360	6.1

TABLE 3 - Continued

	<u>1970</u>	<u>1976</u>	<u>% Change</u>
Bessemer City	4,991	5,400	8.2
Cherryville	5,285	5,620	6.9
Cramerton	2,142	1,950	-9.0
Dallas	4,059	4,360	7.4
Dellview	11	10	-9.1
Gastonia	47,142	50,480	7.1
High Shoals (Part)	545	600	10.1
Kings Mountain (Part)	142	170	19.7
Lowell	3,307	3,660	10.7
McAdenville	950	1,120	17.9
Mount Holly	5,107	5,440	6.5
Ranlo	2,092	2,130	1.8
Spencer Mountain	300	300	0.0
Stanley	2,336	2,690	15.2

SOURCE: N.C. Department of Administration, Division of State Budget and Management, 1977.

An analysis of population by age and sex composition reveals that the female cohorts is on the increase. Both males and females showed minimal declines in the 0-4 cohorts. The 15-24 age cohort showed the greatest change for the ten year period (40.9%). This age cohort increased by a total of 7,602 of which 2,753 were males and 3,849 were females.

The 25 to 34 age cohort, which is the significant element of the work force, showed little increase; the 35 to 44 age cohort also remained relatively stable.

TABLE 4

POPULATION BY SEX AND AGE, GASTON COUNTY, 1960 & 1970

<u>Sex</u>				<u>Change</u>	
<u>Male</u>	<u>1960</u>	<u>1970</u>	<u>Absolute</u>		<u>Percent</u>
0-4	7,313	7,193	-120		-1.6%
5-14	14,207	15,069	862		6.1%
15-24	8,991	12,744	3,753		41.7%
25-34	8,360	9,320	960		11.5%
35-44	8,330	8,684	354		4.2%
45-54	6,977	8,174	1,197		17.2%
55-64	4,324	6,015	1,691		39.1%
65-74	2,291	3,140	849		37.1%
75 & Over	934	1,306	372		29.8%
TOTAL	61,727	71,645	9,918		16.1%
<u>Female</u>					
0-4	7,032	6,839	-193		-2.7%
5-14	13,801	14,239	483		3.2%
15-24	9,563	13,412	3,849		40.2%
25-34	9,250	9,760	510		5.5%
35-44	8,948	9,464	516		5.8%
45-54	7,633	8,923	1,290		16.9%
55-64	4,836	7,453	2,617		54.1%
65-74	2,929	4,353	1,424		48.6%
75 & Over	1,355	2,318	963		71.1%
TOTAL	65,347	76,761	11,414		17.5%

SOURCE: U.S. Department of Commerce, Bureau of the Census, U. S. Census Population, 1960, 1970.

The population for Gaston County is expected to reach 164,643 by 1980, a 19.9 percent increase from 1970. The overall birth rate is expected to continue to decline and eventually reach a leveling off point. Taking this into consideration, by 1990 the population is expected to reach 176,739 and 185,929 by the year 2000.

TABLE 5

POPULATION PROJECTIONS, GASTON COUNTY

1970 - 2000

<u>Year</u>	<u>Population</u>	<u>Net Change</u>	<u>Percent Change</u>
1970	148,415	21,341	16.8%
1980	164,643	16,228	10.9%
1990	176,739	12,096	7.3%
2000	185,929	9,190	5.2%

SOURCE: Gaston County Economic Development Department, Title I, Redevelopment Area Program, Gastonia, North Carolina.

Division of Community Assistance, 1978.

The Black population has been decreasing since 1950. The percentage of Blacks to the total population has decreased from 13.4 in 1950 to 12.1 percent in 1970. The drastic change in composition is primarily due to out-migration. Blacks are apparently relocating to areas where opportunities are much better. The county contains a considerably lower ratio of Blacks than the State; 12.1 percent compared to 23.2 percent for the State. In 1970, over half of the Black population in Gaston County resided in Gastonia and River Bend Townships. Cherryville Township contained the smallest black population (921).

TABLE 6

SUMMARY OF BLACK POPULATION TRENDS

GASTON COUNTY, 1950 - 1970

	<u>1950</u>	<u>1960</u>	<u>1970</u>
# Blacks in County	14,886	16,628	17,992
% of County Population	13.4%	13.1%	12.1%
# Blacks in Gastonia	4,811	6,666	8,105
% Gastonia Population	20.9%	17.9%	17.2%

SOURCE: U.S. Department of Commerce, Bureau of Census, U.S. Census of Population, 1950, 1960, 1970.

LAND USE ANALYSIS

Knowledge of existing land use is important as it depicts existing land development patterns upon which objective and rational decisions can be based concerning the future use of the land and the services and facilities necessary to support development. (This plan relates primarily to the unincorporated areas of the county. Many of the municipalities are actively engaged in their own comprehensive planning programs and it is not the intent of this plan to duplicate efforts--locally or regionally. Future efforts, however, must bring all the planning programs into cooperative focus.)

For planning purposes, land use was grouped into the following categories:

Residential: Structures containing one or more dwelling units, including single and multiple family household units and mobile homes used for residential purposes;

Commercial: Any activity dealing in retail or wholesale trade or a service-oriented activity;

Industrial/Manufacturing: Those activities which are engaged in the processing or fabrication of materials and/or commodities;

Social and Cultural: Public lands and facilities existing to serve the public, but not primarily for commercial use. These activities include churches, schools, hospitals, town halls, fire stations, cemeteries, parks, sanitary landfills, dumps, nursing homes, recreation centers, and public golf courses;

Transportation: This category represents the county's system of interstate and major arterial streets, highways, highway rights-of-way, railroads, railroad rights-of-way, airports, terminals, and any other activity that is desired or used as a conduit for the movement of people, goods, and services;

Water: This category includes all rivers, lakes, and streams, either natural or man-made.

Agricultural lands are an extremely important element of Gaston County's economy. However, it no longer retains its once dominant role. Urban development has consumed much of what was once agricultural land and the possibility of future development can cause a real threat to farmers.

Gaston County has a total of 230,099 acres or about 359 square miles. Of that, 38,553 acres (16.8 percent) are developed. It should be noted that this figure does not represent water bodies, flood plain areas, state and federal lands, and land set aside for other right-of-way purposes. Considering these factors, developed land would be at about 21 percent of the county's land.

The urban sprawl that has dominated the central and eastern parts of the county ties up a lot of undeveloped land. The development pattern for the county is well established with existing development acting as a magnet to attract other development and, of course, the infrastructure investment acting as a conduit. The location of future development will also be dictated by similar factors: accessibility in terms of transportation, proximity to urban areas, availability of public services, and physical limitations.

Some of the factors governing physical limitations of future development are water bodies, areas subject to flooding, developed lands, poor soil conditions, mines, quarries, and rugged terrain. Poor soil conditions (see Map #2) and rugged terrain will prove to be determining factors for future residential development in Gaston County.

Proper design and improvement of subdivision development has been a problem in Gaston County. This problem is probably rooted in the fact that the county does not have subdivision controls. As a result, other related problems have occurred, such as soil erosion and ground water runoff. (See Map #2.)

Between 1970 and 1975, 42 percent of the county's urban growth was in the southeast section of the county, 34 percent was in the northeast section, and 18 percent was in the southwest section. This, in effect, denotes that development trends between 1960 and 1970 continued into 1975. With the concentration of local municipalities on community development activities, the improvement of Interstate 85, along with other factors, it is expected that development trends will continue well into the future.

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LEGEND OF SOIL ASSOCIATIONS

NUMBER	MAJOR SUB-DIVISIONS: SOIL SERIES NAMES AND PERCENT WITHIN THE ASSOCIATION	APPROXIMATE PERCENT & ACRES
WELL DRAINED SOILS, ON UNDULATING RIDGES TO MODERATELY STEEP UPLANDS.		72 165,120
1	CECIL (30) - PACOLET (30) - HIWASSEE (10): Soils with dominantly sandy surface layers and moderately permeable clay subsoils; on broad, long, gently sloping ridges and short, sloping to moderately steep side slopes.	53 122,120
2	WEDOWEE (30) - VANCE (20) - PACOLET (20): Soils with sandy surface layers and moderately to slowly permeable clay subsoils; on broad, undulating ridges and short, strongly sloping side slopes.	7 16,000
3	HIWASSEE (40) - CECIL (15) - PACOLET (15): Soils with dominantly loamy surface layers and moderately permeable clay subsoils; on short, medium width ridges and strongly sloping to moderately steep side slopes.	6 13,500
4	ENON (35) - WILKES (20) - MECKLENBURG (10): Soils with dominantly sandy surface layers and slowly permeable, plastic clay subsoils; on short, narrow, gently sloping ridges and moderately steep side slopes.	6 13,500
WELL DRAINED SOILS, COMMONLY LESS THAN 40 INCHES TO WEATHERED ROCK; ON SLOPING TO HILLY UPLANDS.		22 50,500
5	NASON (30) - TATUM (25) - PACOLET (10): Soils with dominantly silty surface layers, often gravelly, stony or rocky and moderately permeable silty clay to clay subsoils; on short, sloping to strongly sloping ridges, steep side slopes and hilly mountain land.	17 39,000
6	MADISON (35) - PACOLET (30): Soils with sandy surface layers, occasionally gravelly or stony and moderately permeable clay subsoils; on very narrow, sloping ridges and short, moderately steep to steep side slopes.	5 11,500
SOMEWHAT POORLY DRAINED SOILS; ON NEARLY LEVEL BOTTOMLANDS.		6 13,500
7	CHEWACLA (80): Wet soils with loamy surface layers and moderately permeable loamy subsoils; on flood plains subject to overflow.	6 13,500
	LAKES	

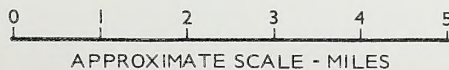
NOTE: This General Soil Map is suitable for broad planning purposes only. Detailed planning, for any land use, needs a detailed soil survey. For additional information consult your local District Conservationist, Soil Conservation Service.

GENERAL SOIL MAP

SEPTEMBER 1972

GASTON COUNTY

NORTH CAROLINA



Polyconic Projection compiled at 1:126,720 (1" = 2 miles) and reproduced at 1:126,720 (1" = 2 miles) and 1:253,440 (1" = 4 miles) and 1:139,253 (1" = 2.2 miles) for maximum legibility within sheet size.

Base compiled from General Highway Map, 1970 Revision, North Carolina State Highway Dept. and USDC, Bureau of Public Roads.

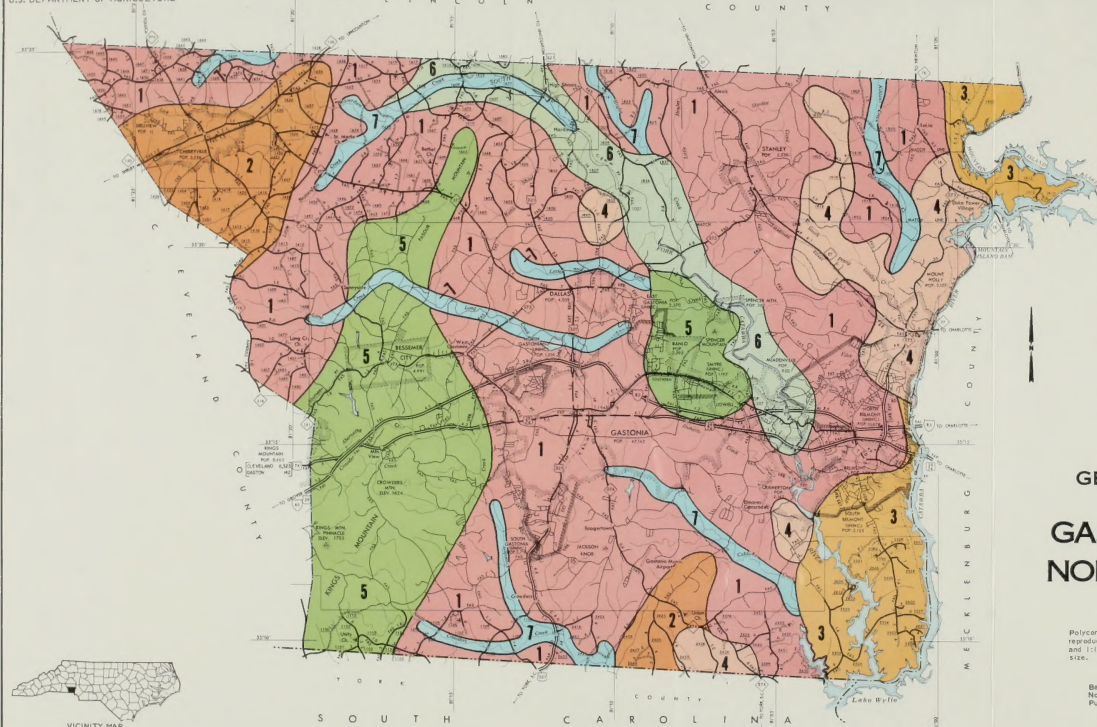


TABLE 7

EXISTING LAND USE - 1975

	<u>Acres</u>	<u>% of Developed Land</u>	<u>% of Total Land & Water Area</u>
Residential	25,430	66.0	11.1
Commercial	1,017	2.6	.4
Industrial	1,952	5.1	.8
Social & Cultural	2,897	7.5	1.3
Transportation	7,257	18.8	3.2
Total Developed Land Acreage	38,553	100.0	---
Water	9,462	---	4.1
Vacant, Agricultural, Wooded	182,084	---	79.1
Total Land & Water Area	230,099	---	100.0

SOURCE: Division of Community Assistance, 1978.

Residential development accounted for almost 66 percent of the total developed land and 11.1 percent of the total land area. The residential density of 6.1 persons per acre is relatively low. Only a few pockets of medium-density housing exist, most of which are located in the Gastonia urban area.

A great deal of land consumed for residential use between 1970 and 1975 was in subdivisions. More than 44 subdivisions were developed during this period, ranging in size from 11 acres to 114 acres.

Commercial development comprises less than 2.6 percent of the developed land and 0.4 percent of total land in the county. Most of this development is contained in the Gastonia urban area and along U. S. Highway 29-74. Other commercial development was dispersed throughout the county with minor concentrations in the outlying towns.

Industrial development consumes about 5.1 percent of developed land and about 0.8 percent of the total land in the county. This acreage figure is misleading because many of the textile industries use small sites and are labor intensified. In the last 5 years, many new industries have located along Interstate 85. This trend will continue, subject to availability and cost of land and services.

TABLE 8

SUBDIVISION DEVELOPMENT, 1970 - 1975

GASTON COUNTY

<u>Map #</u>	<u>Subdivision</u>	<u># of Lots</u>	<u>Total Sub. Acreage</u>	
1	Heatherlock	82	44	
2	Forestbrook	152		62
3	Robinson Heights	85	39	
4	Pine Haven	36		11
5	Country Club Estates	23	14	
6	Biltmore Estates	26		16
7	Green Acres	85	78	
8	West Palm Acres	103		35
9	Cottonwood	25	14	
10	Starrland	71		29
11	Paradise Point	22	15	
12	Goodwill Village	69		19
13	College Park	89	29	
14	Delview	55		25
15	Wedgewood	36	19	
16	Westland Acres	56		24
17	Craig Gardens	70	28	
18	Eslynn Estates	28		19
19	Southgate	156	54	
20	Old Providence	54		17
21	Southwood	103	118	
22	Rollingwood	64		26
23	Silverstone	82	28	
24	Oakley Park	124		38
25	Catawba Woods	62	10	
26	Fairways	12		11
27	Rankin Towne Acres	18	18	
28	Fairfax	58		16
29	Beechbrook	80	42	
30	Fox Run	184		95
31	Lamar Acres	56	19	
32	Dickson Heights	94		62
33	Wingate Park	40	11	
34	Farmwood	50		23
35	Snowhill Acres	29	13	
36	Fleetwood Acres	71		23
37	Wesley Acres	79	33	
38	Blair Estates	23		33
39	Longwood	30	28	
40	Lakewood	198		114
41	Kings Grant	110	32	
42	Coley Mini Farms	11		23
43	Holly Woods	20	10	
44	Landsdowne	29		11
		2,950 lots	2,428 Acres	

SOURCE: Centralina Council of Governments

Social and cultural land uses consume about 7.5 percent of the developed land and about 1.3 percent of the total land in the county. Most of the land in this category is occupied by Belmont Abbey College, Sacred Heart College, Gaston College, churches, cemeteries, and public as well as private recreational facilities.

The second largest consumer of land in the county is the transportation system which includes highways and highway rights-of-way, railroad network, airport, and other modes of transportation. In 1975, approximately 9,462 acres were used for transportation, representing 4.1 percent of the total land and water area in the county.

TABLE 9
PROJECTED LAND USE CHANGE, 1975 - 2000
GASTON COUNTY

	<u>1975</u>	<u>2000</u>	<u>Net Change</u>
Residential	25,430	34,005	8,575
Commercial	1,017	3,320	2,303
Industrial	1,952	4,793	2,841
Social/Cultural	2,897	5,805	2,908
Transportation	7,257	10,075	2,818
Water	9,462	9,462	-
Vacant/Wooded/Agricultural	182,084	162,639	19,445
Total Developed Land Acres	38,553	57,998	19,445
TOTAL (County)	230,099	230,099	

SOURCE: Division of Community Assistance, 1978.

By the year 2000, the county is expected to develop an additional 19,445 acres. Most of this development will be for residential uses and will be located along the major growth corridors. A total of 8,575 acres are expected to be developed for residential purposes. It is realized that this figure is very conservative, considering past trends and the county's location in terms of proximity to a major urban center. However, this plan is based on certain assumptions and embraces certain policy decisions, one of which specifically indicates that maximum effort must be exerted to make maximum use of existing

structures and resources. Of course, this includes the renovation of existing substandard housing units and the demolition of dilapidated units. This, in effect, would allow for the re-use of land and/or structures that are presently not being used and, at the same time, will conserve energy and resources by developing at a higher density. This type of development would also allow for the maximum use of existing utilities and services before the construction of new ones. (It should be noted that this development concept is in concert with the Centralina Regional Land Use Plan and Regional Housing Plan.)

In order to provide a more definitive analysis of future development in terms of degree timing and location, a phase concept was developed. The planning period was divided into 3 phases: the first phase denotes development to take place up to 1980, the second phase indicates development to take place between 1980 and 1990, and the third phase, 1990 to the year 2000. This procedure also provides a means of assessing the degree to which the policies and objectives set forth in this document are being implemented to reach the desired goals. The Development Plan Map is a schematic representation of this document indicating the most desired location for future development. The Plan Map is tied to the time-phase concept (see Map #4). It should be noted that only residential development is tied to the time-phase concept. Although other development is represented by year (1975, 1980, 1990 and 2000), it will be generalized in terms of representation on the plan map.

TABLE 10
LAND USE PROJECTIONS - GASTON COUNTY
1975 - 2000

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Residential	25,430	28,338	31,100	34,005
Commercial	1,017	1,771	2,338	3,320
Industrial	1,952	2,577	3,897	4,793
Social & Cultural	2,897	3,360	4,132	4,751
Transportation	7,257	8,102	9,060	10,075
Water	9,462	9,462	9,462	9,462
Vacant, Wooded, Agri- cultural	182,084	176,489	170,110	162,639
Total Developed Acres	38,553	44,148	50,527	57,998
TOTAL	230,099	230,099	230,099	230,099

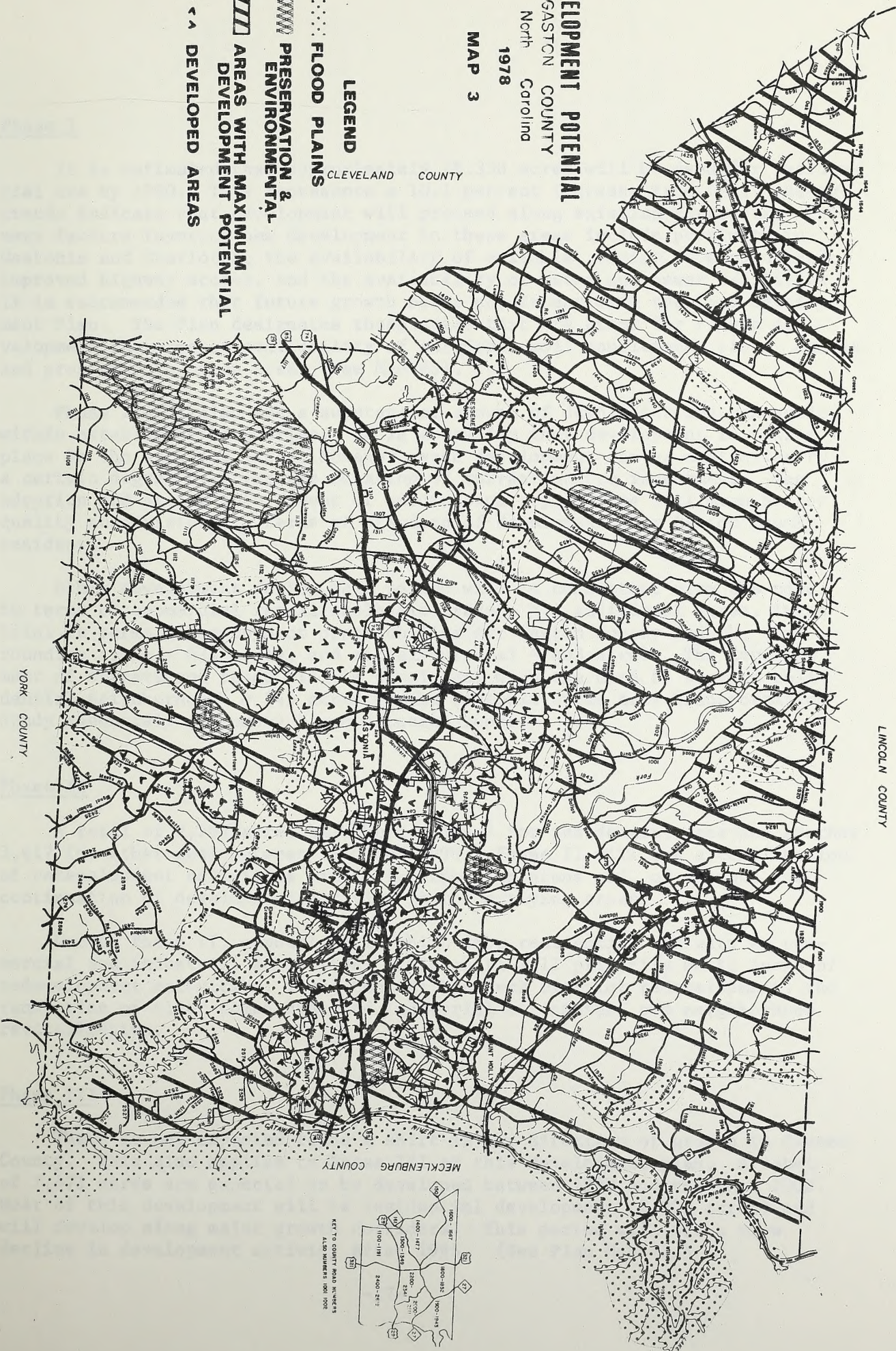
SOURCE: Division of Community Assistance, 1978.

DEVELOPMENT POTENTIAL GASTON COUNTY North Carolina 1978

MAP 3

CLEVELAND COUNTY

- LEGEND**
- FLOOD PLAINS
 - ||||| PRESERVATION & ENVIRONMENTAL
 - ||||| AREAS WITH MAXIMUM DEVELOPMENT POTENTIAL
 - DEVELOPED AREAS

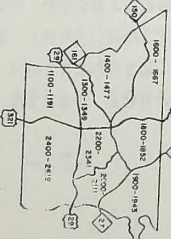


MECKLENBURG COUNTY

LINCOLN COUNTY

YORK COUNTY

KEY TO COUNTY ROAD NUMBERS
ALSO NUMBERS 1001-1002



Phase I

It is estimated that approximately 28,338 acres will be used for residential use by 1980. This represents a 10.1 percent increase from 1975. Recent trends indicate that development will proceed along existing corridors. Primary factors favoring new development in these areas include proximity to Gastonia and Charlotte, the availability of suitable, easily developed land, improved highway access, and the availability of water and sewer facilities. It is recommended that future growth occur consistent with the Land Development Plan. The Plan designates those areas that are prime for future development in terms of availability of services, soil conditions, slope, access and proximity to urban areas (see Map #3).

Phase I will also see a substantial amount of demolition and renovation within established boundaries. It is a reality that development is taking place in the outlying areas; however, such development can be controlled to a certain degree by strategic location of infrastructure investment. The adoption and strict enforcement of subdivision regulations will mean better quality subdivisions in terms of standard of development for Gaston County residents.

Other development during this period will be consistent with the need in terms of commercial retail/wholesale trade - 574 additional acres, industrial in terms of employment opportunities for Gaston County and the surrounding areas - 625 acres, and social/cultural - 463 acres. The development of streets and roads will be consistent with the need to service residential neighborhoods - 845 acres. (The Gastonia Urban Area Transportation Study adequately discusses transportation needs.)

Phase II

A total of 2,762 acres will be developed for residential uses and another 3,617 for other uses between 1980 and 1990. Phase II will see a continuation of redevelopment activities within incorporated areas and, of course, the continuation of development activity in the outlying areas.

During Phase II, emphasis will shift from residential activity to commercial and industrial activities. This shift will primarily be in terms of redevelopment activities; i.e., Central Business District redevelopment, the renovation of older commercial and industrial structures, and neighborhood revitalization.

Phase III

There is not expected to be a shift in the direction of growth in Gaston County. This also applies to Phase III of this development plan. A total of 7,471 acres are expected to be developed between 1990 and the year 2000. Most of this development will be residential development (2,905 acres) and will develop along major growth corridors. This period will see a slow decline in development activity after 1995. (See Plan Map #4.)

LINCOLN COUNTY

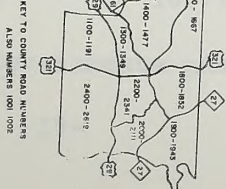
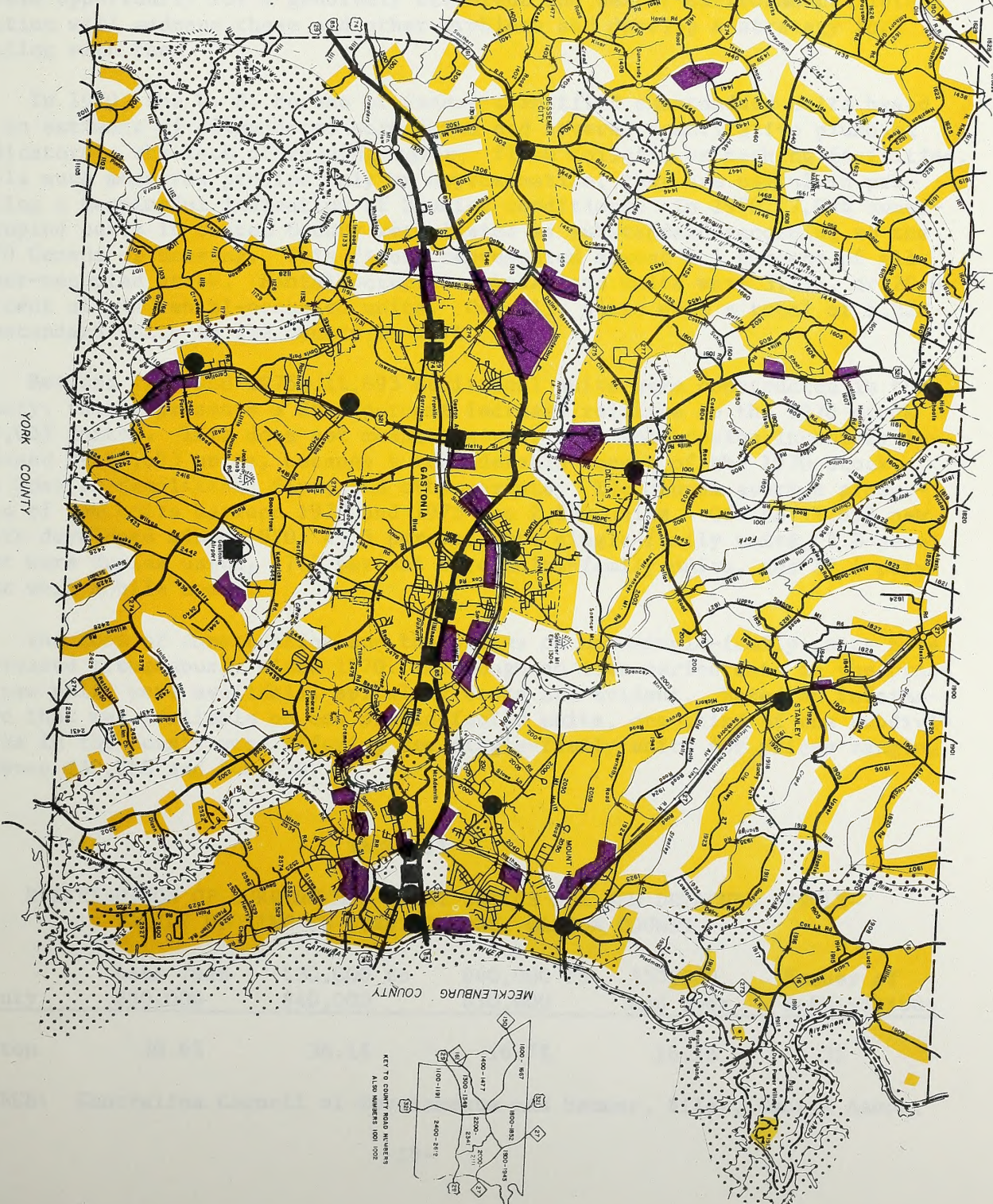
GENERALIZED LAND DEVELOPMENT PLAN 1978

GASTON COUNTY
North Carolina

MAP 4

LEGEND

- RESIDENTIAL
- LOW DENSITY - RURAL, AGRICULTURAL
- COMMERCIAL
- REGIONAL CENTER
- NEIGHBORHOOD CENTER
- INDUSTRIAL
- OPEN SPACE



KEY TO COUNTY ROAD NUMBERS
ALSO NUMBERS 1001-1002

YORK COUNTY

HOUSING ANALYSIS

Like many other counties in North Carolina, the most critical housing problems in Gaston County relate to low and moderate income families and overall deficiencies of standard units. There are two over-riding aspects to the difficulties that low-moderate income households face. One is the limited supply of housing produced that is within their economic means and the second is when such housing is produced, it has been primarily located in areas of concentrated physical and social deterioration which offers little opportunity for a genuinely different and better environment. This section will address these and other problems and develop a strategy for dealing with them.

In 1970, the U. S. Bureau of Census identified substandard units based on an estimate of dilapidated structures and several quantitative plumbing indicators: the lack of running water, flush toilets, or bathing facilities. While such measures provide only an approximation, they are useful in providing a meaningful indication of housing conditions. In 1970, 2,094 owner-occupied units in Gaston County were listed as substandard according to the 1970 Census of Housing. This figure represented almost 7.1 percent of all owner-occupied stock. Rental-occupied substandard units were 3,134, or 20.6 percent of all rental-occupied units. Overall, there were a total of 5,228 substandard units in the county in 1970.

Between 1970 and 1975, 11,693 additional units were constructed in the county; this represents a 25.4 percent increase relative to the 1970 stock (46,035 units). This does not mean, however, that the housing inventory increased by 11,693 units, because a considerable amount of the 1970 stock was lost to demolition, fire, and other events. The annual average production of new units between 1970 and 1975 was 2,339 units. Of the 11,693 new units developed since 1970, 41.5 percent were single-family units, 3.8 percent were duplex units, 17.3 percent were multi-family units, and 37.4 percent were mobile homes.

The cost of construction and the prices on new single-family units have increased tremendously since 1970. Although no time series data on the price of new units were available, spiraling costs are evident. Based on information that was available on new single-family units, one-third of the subdivisions in the county were offering new single-family units for prices ranging between \$30,000 and \$40,000.

TABLE 11

DISTRIBUTION OF CURRENT MID-POINT PRICES FOR NEW DETACHED SINGLE-FAMILY HOUSING IN SUBDIVISIONS, GASTON COUNTY

County	Less Than \$30,000	\$30,000 to \$40,000	\$40,000 to \$50,000	\$50,000 and over	Number of Subdivisions
Gaston	30.6%	36.1%	16.7%	16.1%	35

SOURCE: Centralina Council of Governments and Hammer, Siler, George Assoc.

Many families within Gaston County have been priced out of the housing market. In the rural areas particularly, households that might otherwise have purchased a single-family dwelling have turned to mobile homes as an alternative. A "single-wide" mobile home sells for an average price of \$11,000 to \$12,000. Larger "double-wide" models average \$21,000 to \$22,000 in price. These prices are substantially below those for new single-family homes.

Rent disparities are readily apparent in a comparison of eight counties in the Centralina region. The chart below expresses the monthly contract rent (utilities were not included as a factor).

TABLE 12

MONTHLY RENT DISTRIBUTION OF SURVEYED MULTI-FAMILY RENTAL UNITS,
CENTRALINA REGION, BY COUNTY

<u>County</u>	<u>Below \$100</u>	<u>\$100- \$150</u>	<u>\$150- \$200</u>	<u>\$200- \$250</u>	<u>Over \$250</u>	<u>Number of Units</u>
Cabarrus	0.0%	45.3%	47.9%	6.8%	0.0%	390
Gaston	0.0%	26.9%	55.0%	18.1%	0.0%	1,057
Iredell	0.0%	100.0%	0.0%	0.0%	0.0%	98
Lincoln	NA	NA	NA	NA	NA	NA
Mecklenburg	0.3%	14.0%	42.4%	24.7%	18.6%	15,850
Rowan	0.0%	26.5%	34.0%	27.7%	11.8%	332
Stanly	0.0%	13.3%	86.7%	0.0%	0.0%	60
Union	0.0%	26.6%	67.0%	6.4%	0.0%	188

NA - Not Available

SOURCE: Centralina Council of Governments and Hammer, Siler, George Assoc.

No known units in Gaston County rented for less than \$100 per month. Over two-thirds of the units were priced in the \$150 to \$200 range.

The housing stock in Gaston County was dominated by single-family dwellings. About 92.1 percent of the housing was single-family detached, 3.7 percent was multi-family units, and 4.2 percent was mobile homes.

TABLE 13

HOUSING STOCK DISTRIBUTION (GASTON COUNTY)
BY TYPE OF UNIT - 1970

<u>County</u>	<u>Single-Family & Duplex Units</u>	<u>Multi-Family Units</u>	<u>Mobile Homes</u>
Gaston	92.1%	3.7%	4.2%

SOURCE: U. S. Census of Housing, 1970.

More than 15,215 households in the county rented their housing units in 1970. This means that a considerable number of rental households resided in single-family or duplex dwellings.

In 1970, the median value of owner-occupied homes was at \$15,800, the median rent was \$70, and 30.6 percent of the county's total housing stock was over 30 years old (based on 1970 Census of Housing).

The composition of the housing stock in Gaston County changed tremendously during the first five years of the present decade. The predominance of the detached single-family dwelling remained an important component.

1975 Need for Assisted Housing

For the purpose of this report, the year 1975 was defined as the "current year". It is extremely difficult to assemble all relevant data to make a more recent estimate for 1977. For all intents and purposes, the 1975 figures can be regarded as adequate for current documentation.

The households eligible for assistance in 1975 by the use of data sources throughout the county are shown in Table 14. A total of 6,700 persons were eligible for assistance in 1970. Between 1970 and 1975, the gross number of households needing assistance grew (818 additions) as the overall population increased. However, this increase was more than offset by the activities of federal programs that provided housing assistance in the county. This resulted in a net decrease of 817 households defined in need of assistance between 1970 and 1975.

TABLE 14

HOUSEHOLDS NEEDING HOUSING ASSISTANCE
GASTON COUNTY 1970 - 1975

1970	Changes, 1970 - 1975			1975
	Additions ¹	Subtractions ²	Net	
6,700	818	1,635	817	5,883

SOURCE: Centralina Council of Governments.

1. Number in inadequate housing units and eligible within the income limits.
2. Number of federally assisted housing units.

Projected Housing Needs, 1975 - 1980

A housing need assessment model has been prepared covering, not only the current (1975) estimates of households needing assistance, but also projected needs for 1980. The 1975-80 period is regarded as the "programming period" during which the county will continue its activities relating to the local availability of federal assistance programs.

The methodology used in preparation of the housing needs assessment model is described in Appendix I. The definition of "households needing assistance" covers those households living in inadequate housing conditions who qualify for federal assistance. The two basic sets of criteria, inadequate housing conditions and income qualifications, are discussed in Appendix I.

It is estimated that, between 1970 and 1980, the number of households needing assistance will increase by approximately 370. This estimated increase is a gross figure and does not take into account the operations of the federal assistance programs. The programs are available and have been in operation since 1975; however, data covering the period from 1975 to date was not available. Therefore, the projected additions to the group of households with need for housing assistance are strictly pro forma estimates as produced by the model.

TABLE 15

PROJECTED NUMBER OF HOUSEHOLDS NEEDING ASSISTANCE¹ BY 1980, COMPARED
WITH THE 1975 TOTAL - GASTON COUNTY

<u>Actual 1975</u>	<u>Projected 1980</u>	<u>Pro forma Increase, 1975-80</u>
5,883	6,253	370

DISTRIBUTION OF HOUSING RESOURCES²

	<u>Households</u>
A. New Rental Units	
1. Section 8 - HUD	1,413
2. Conventional Public Housing	1,013
B. Rehabilitation of Rental Units	
1. County Housing Code Enforcement	1,013
C. Existing Rental Units	
1. Section 8 - HUD	2,020
D. Rehabilitation Assisted to Home-Owners	
1. C.D. Block Grant, Housing Rehabilitation	707
E. New Construction Assisted to Home-Owners	
1. Unspecified (Reuse of Redevelopment Property)	87
TOTAL HOUSEHOLDS NEEDING ASSISTANCE (1980 Gaston County)	6,253

NOTE: Does not take into account households assisted since 1975 or to be assisted under on-going programs.

SOURCE: 1. Centralina Council of Governments.
2. Division of Community Assistance.

It should be indicated that Gastonia's three-year goals for low income housing assistance are 1,237 for the next 3 years. This figure breaks down as follows:

Households

A. New Rental Units	
1. Section 8 - HUD	280
2. Conventional Public Housing	200
TOTAL	480
B. Rehabilitation of Rental Units	
1. City Housing Code Enforcement	200
C. Existing Rental Units	
1. Section 8 - HUD	400
D. Rehabilitation Assisted to Homeowners	
1. C.D. Block Grant, Housing Rehabilitation	140
E. New Construction Assistance to Homeowners	
1. Unspecified (Reuse of Redevelopment Property)	17
TOTAL HOUSING ASSISTANCE GOALS	1,237

SOURCE: Centralina Council of Governments

Gaston County has a number of distinct housing problems. First, the county had the highest share--21 percent--of the region's substandard housing in 1970. Many of the housing problems are concentrated in and around Gastonia, where there are large concentrations of dilapidated housing (much of it occupied by minority householders). Old mill housing constitutes a large component of the total housing inventory, and it is generally deteriorating from a lack of investment in maintenance.

Over the 1970-1975 period, Gaston County averaged 2,339 housing additions annually. More than one-third of these additions were mobile homes. This high proportion of mobile homes indicates a growing housing trend in the county; namely, that many textile wage-earners cannot afford conventional housing.

In 1970, more than one-third of the county's housing was renter-occupied. With a boom in construction of multi-family housing in the 1970's, rental housing is an even more important housing resource today.

Most of the public activity in housing has been initiated by a few municipalities within Gaston County. The City of Gastonia has focused efforts

upon reversing the decline by redeveloping older, poorer sections of the city while also annexing new subdivisions on the city's fringe. The principal tool utilized by Gastonia has been rehabilitation, about 50 units per year; however, the city remains concerned about the ultimate fate of much of its mill housing. Absentee ownership of inner-city rental housing is a problem, and code enforcement has largely been frustrated by the need not to displace present occupants.

The Gastonia Housing Authority first became active in the early 1970's and some 562 units of public housing have since been built. These include 126 units for the elderly and 436 family units. The Authority is processing applications for its allotment of 200 new housing units under the Section 8 program. Gastonia also receives entitlement funding under the Community Development Program.

Belmont and Mount Holly, small municipalities in the eastern part of the county, also have received CD Block Grant funds in the discretionary category.

Future Evaluations

This is Gaston County's first comprehensive effort relative to defining housing problems and needs. It has been hindered by the lack of a substantive data base. The 1970 Census data is almost 10 years old and current information is not readily available. Therefore, upon receipt of 1980 Census data, comparative analysis must be made to 1970's and time related evaluation incorporated into the Housing Plan as such relates to the physical condition of the housing stock. From that, appropriate and implementable policy goals will be established.

SECTION THREE

HOUSING POLICY STATEMENTS

POLICY STATEMENTS

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PUBLIC-PRIVATE POLICIES

A housing plan is not complete without specific formulated policies to aid in achieving stated goals and objectives. These policy statements will, in effect, provide actions and principles which will guide the county's administration and other public/private institutions in successfully dealing with the housing needs and problems of Gaston County's citizens.

It is not necessary to make a distinction between public and private policies. It is generally felt that the housing market is essentially a private system and that public/private coordination and cooperation is essential to housing development and improvement. The production and exchange of local housing is largely in private hands and is influenced by conditions, in many cases, in which the local governments have little or no control. Yet there are areas; i.e., utilities, education, health, welfare, environmental protection, etc., where the local government can and does play a role in housing development and availability. Governmental policies relating to zoning, building codes, subdivision regulations, etc., will have a tremendous influence on the location and availability of housing in Gaston County.

There are, however, several key points that must be made before any action can be taken relative to housing by local governments. First, local officials must recognize that housing problems cannot be solved within a vacuum, but must be exposed and analyzed within a continuous and comprehensive framework. Housing is an indivisible part of the entire community fabric; and to improve it, one must improve the entire community development process. Finally, county officials must take a definitive commitment to improve the county's housing conditions. The commitment must be supportive of and cooperative with efforts of the county's municipalities and their housing efforts. No allocation of the county's resources will be made to duplicate or conflict with other on-going efforts. The following policies will form the framework and foundation from which the county's housing commitment will be based.

POLICY STATEMENTS

Intensify residential densities where appropriate.

Encourage active participation in new and rehabilitated housing program by lending institutions through mortgage loans to non-profit organizations, limited dividend and profit motivated developers, and through the provision of risk capital for housing development ventures.

Employ the use of capital improvements as a device for steering developmental monies toward stabilizing efforts in "high risk" or concentrated "unsound" housing areas.

Utilize and enforce housing codes in a manner that will encourage the appropriate use of rehabilitation, conservation, and/or demolition of the deteriorating housing supply.

Determine and remove any discriminatory restrictions imposed by local codes and ordinances upon the location of low and moderate income housing developments or the rehabilitation, renewal, and revitalization of existing neighborhoods.

Improve and expand services to rehouse displaced households.

Develop housing throughout Gaston County consistent with the needs of the region.

Promote the use of new materials and techniques that will maintain a high level of quality while lowering cost, speeding construction, and conserving energy.

Obtain input from the citizens of the residential areas involved in housing and neighborhood rehabilitation.

Encourage the rehabilitation of non-residential areas such as business or industrial districts to complement adjacent housing and neighborhood improvement programs.

Promote programs aimed at working with neighborhood groups to improve the quality of the residential environment.

Assist developers and sponsors in working with local officials in meeting numerical goals for low and moderate income housing.

Provide maximum housing choice in Gaston County, especially for minorities, low-moderate income, handicapped and elderly households.

STRATEGIES AND IMPLEMENTATION ACTIVITIES

Strategies and implementation activities for meeting Gaston County's housing needs will basically focus on activities as outlined in the Gaston County Land Development Plan. There are governmental policies such as those relating to building codes, zoning, subdivision regulations, utility extensions, and property taxation that will have an influence on the location and availability of housing in the county. It is through the application of the aforementioned controls and other measures that the county will seek to implement the policies of this housing element.

Finally, citizens and local interest groups of the county involved in housing and neighborhood rehabilitation are encouraged to participate throughout this planning process. This document recognizes that the most important community asset for plan implementation is citizen participation.

SECTION FOUR

GOALS, OBJECTIVES, EVALUATION, AND IMPLEMENTATION

GOALS, OBJECTIVES, EVALUATION, AND IMPLEMENTATION

A. BROAD GOALS

1. Those areas best suited for agricultural and forestry uses must be protected for those purposes, and those undeveloped lands unsuited for urban or non-rural development must be protected from those uses.
2. Facilitate residential development in accord with the resources of Gaston County.
3. Non-urban areas are those not required to accommodate the anticipated growth of Gaston County. They should not be served by existing or proposed water and sewer systems.
4. Commercial and industrial classifications must continue to be delineated and separated from other uses within the planning area.
5. Progress must continue to be made to attain an industrial sector that is self-sufficient and well diversified.
6. The concept of public investment strategy to guide development must be encouraged throughout the planning process.
7. Programs should be reviewed and implemented periodically to preserve better agricultural lands and historic sites and structures, to set standards for development in flood prone areas, and to protect environmentally sensitive lands.
8. Development must be encouraged in clusters to minimize difficulty and expense in supplying public services to sporadically developed residential areas, and at the same time, conserve energy and maximize resources.
9. The county must expand its policy of providing recreational programs and facilities not found in local municipal programs.
10. Open space must be protected in order to maintain the rural characteristics of Gaston County.

B. LONG AND SHORT-TERM POLICIES

1. The agricultural and undeveloped land classifications are designated within the planning area so as to accomplish the following:
 - a. Conserve areas with the greatest agricultural and forest potential whenever possible;

- b. Maintain drainage and vegetation patterns which are essential for continued use of agricultural lands;
 - c. Preserve lands which are unsuited for urban or non-rural development.
2. Residential development must be facilitated in accordance with the resources of the county by promoting a desirable range of housing types related to the needs, incomes, and desires of the population of the planning area; by encouraging new residential development in specified growth areas to create compact residential communities to complement the rural environment and minimize sprawl; by promoting residential development in those areas suitable for extension of existing utilities or where proposed utilities will benefit the community as well as provide efficient operation.
3. The policy for non-urban areas in Gaston County is to:
 - a. Discourage incompatible land subdivisions and residential development of both single and multi-family homes;
 - b. Encourage non-urban uses such as farming, forestry, animal husbandry, horticulture, day camps, and similar activities that are productive open uses of land;
 - c. Encourage passive forms of recreation through designation of wildlife and nature areas.
4. Commercial uses of land will continue to be delineated and separated from other uses by:
 - a. Promoting a variety of commercial establishments related to the population and income level of the area served;
 - b. Maintaining a growth pattern to accommodate an automobile-oriented consumer;
 - c. Directing an attractive commercial development trend that is easily reached over highways with sufficient capacity to avoid future congestion;
 - d. Effectively using and developing older commercial centers with expansion potential.
5. A self-sufficient industrial sector must be assisted by encouraging the following criteria:
 - a. Sites located on land with a maximum slope of not more than 5%;
 - b. Premium sites must be dispersed throughout the planning area and protected by zoning;

- c. Sites must be located near major thoroughfares so that employees and industrial traffic will not travel through residential areas;
 - d. Sites must be visible and not segregated to areas that are not conducive to such development;
 - e. Sites must be located in areas not surrounded by blighting influences;
 - f. Sites must be large enough to allow off-street loading so that traffic will not become congested;
 - g. Sufficient land should be available for expansion;
 - h. Space for amenities must also be provided. Landscaping of side, front and rear yards should be encouraged.
6. The Land Development Plan must be updated in five-year increments in order to reflect changing trends that were unanticipated in prior plans.
7. There is a problem in the number of standard housing units that would be available to the low or moderate income family; presently there is a very limited supply. Land values are rising as well as building costs, putting a house further out of reach for a low to moderate income family. A mobile home, therefore, becomes the only available means of housing for a number of families in the low to moderate income group. Consequently, the use of mobile homes will continue to increase in the future residential growth in the county. The maintenance of property values and the protection of public health, safety, and welfare are primary considerations in the location of mobile homes and mobile home parks. It is important that they not be allowed to cluster on insufficient water lines or inadequate sewage disposal systems.
8. In order to provide a recreational program for areas that are not close to existing municipal programs, the county must closely coordinate their programs with other recreational programs.
9. Prime agricultural land and non-urban land have been designated throughout Gaston County in the Land Development Plan. Periodic review must be made of the policies, implementing procedures, and areas of land designated under these categories in order to facilitate the appropriate uses that will complement the characteristics of Gaston County.

C. ANNUAL OBJECTIVES

Annual objectives of a planning program are measurable criteria that provide the steps necessary to attain identified broad goals and objectives. The annual objectives of the Gaston County planning program are as follows:

1. Prime agricultural lands will be preserved by designating identified areas for non-urban usage. New programs or techniques for identifying prime agricultural land and applicable standards for development will be monitored and implemented.
2. The administrative staff and advisory boards will monitor service and facilities policies and coordinate them with the policies of the Gaston County Land Development Plan regarding density distribution.
3. The staff and boards will monitor growth development to assure the highest degree of land use compatibility and deter urban sprawl. Recommendations will regularly be sent to the Board of Commissioners.
4. Land use and land development data will be continually updated as a monitoring technique to keep abreast of changing trends unanticipated by the Land Development Plan and adjust accordingly.
5. The Economic Development Committee will continue to administer the economic programs that have been identified in the Overall Economic Development Plan.
6. The staff and boards will continue to coordinate and compare programs and policies with regional and state agencies.
7. The staff and boards will continue to provide and expand comprehensive planning assistance to incorporated towns within the county who specifically request such assistance.
8. Development infringing upon identified historic properties or environmentally sensitive areas will continually be monitored in order to deter any adverse effects.
9. The Planning and Zoning Board will review and make recommendations to the County Commissioners concerning all subdivisions of land to assure compliance with minimum standards of design and improvements.
10. The county will adopt a county-wide recreation program.
11. The policy of clustering development will be accomplished by procedures based upon policies of the Land Development Plan.

D. THE THREE-YEAR ANNUAL OBJECTIVES FOR THE LAND DEVELOPMENT PLAN ARE AS FOLLOWS:

FY 78-79

Objectives:

- 1) Complete Phase I of the Gaston County 201 Facilities Study and authorize Phase II;
- 2) Adopt and encourage implementation of the County Recreation Plan;
- 3) County will continue pursuit of county-wide water system;
- 4) Implement the objectives outlined in the Gastonia Urban Area Transportation Study;
- 5) Identify local land use problems and issues and suggest measures of solution;
- 6) Encourage the implementation of sound planning principles throughout the county;
- 7) Develop a county-wide land use monitoring system designed to record land use changes necessary to update this plan and determine the effects of the goals and objectives over time;
- 8) Authorize and appropriate matching funds for a county historic preservation survey and analysis;
- 9) Adopt a long-range Capital Improvements Program;
- 10) Prepare a public facilities needs analysis;
- 11) Make application to the Economic Development Administration for Public Works Projects.

FY 79-80

Objectives:

- 1) Continue implementation of objectives outlined in the Gastonia Urban Area Transportation Study;
- 2) Implement a county-side street and property identification project;
- 3) Seek sources of federal and/or state funding for the implementation of a land classification system;
- 4) Implement the historic preservation study developed in FY 78-79;
- 5) Formulate and enforce method of implementation of county-wide land use controls.
- 6) Continue implementation of the Economic Development Programs;

- 7) Continue monitoring land use changes;
- 8) Begin implementation of the long-range capital improvements program;
- 9) Encourage implementation of the county recreation plans.

FY 80-81

Objectives:

- 1) Continue enforcement of existing codes and ordinances;
- 2) Continue implementation of long-range capital improvements program and revise, if necessary;
- 3) Continue to monitor and denote changes in land use patterns;
- 4) Review and update the Land Development Plan.
- 5) Review county-wide land use controls and revise if necessary;

E. HOUSING GOALS

The Housing Goals for Gaston County are as follows:

- 1) Adequately maintain sound, viable neighborhoods and revitalize those which have suffered disrepair and neglect;
- 2) Adequately house all of the county's people;
- 3) Increase the supply of quality housing units numerically, especially for low and moderate income families and individuals;
- 4) Expand the range of housing opportunity for everyone geographically;
- 5) Conserve that portion of the region's housing inventory that is sound; and to repair and/or rehabilitate the region's deteriorating stock;
- 6) Encourage the development and utilization of all appropriate services, particularly those affecting the quality of life of low and moderate income families;
- 7) Encourage housing development designed to facilitate constructive social interaction between low and moderate income families and other social and economic class structured groups.

F. THREE-YEAR HOUSING OBJECTIVES

FY 78-79

Objectives:

- 1) Make application to the U. S. Department of Housing and Urban Development for an Urban Development Action Grant (either on behalf of local units or for the county as a complete unit);
- 2) Establish a County Housing Data Bank;
- 3) Develop close working relationships and on-going liaison with appropriate state and federal agencies;
- 4) Review and update numerical housing goals;
- 5) Develop Housing Task Force designed to acquaint residents with housing problems in the county;
- 6) Develop lines of communication with local housing authorities throughout the county;
- 7) Develop formal relationship with all local units of government in an effort to establish avenues for providing information and assistance in solving housing problems;
- 8) Determine how the Urban Homestead program may be instituted in the county.

FY 79-80

Objectives:

- 1) Continue data collection for Data Bank;
- 2) Conduct an analysis of federal housing programs and document how they may be utilized throughout the county;
- 3) Develop Urban Homestead Program (either on behalf of local units or for the county as a complete unit);
- 4) Continue cooperation with local housing authorities in instituting federal and state housing programs;
- 5) Continue assistance to local units of government;
- 6) Make application to the U. S. Department of Housing and Urban Development for an Urban Development Action Grant;

- 7) Interpret state and federal regulations as they relate and/or impact on housing in Gaston County.

FY 80-81

Objectives:

- 1) Review and update the Gaston County Housing Element and Land Development Plan;
- 2) Continue data collection for the Data Bank;
- 3) Solicit input from the Housing Task Force on housing needs and problem areas;
- 4) Continue interpretation of state and federal regulations relating to housing;
- 5) Continue liaison with state and federal agencies;
- 6) Continue cooperation and communication with local housing authorities.

G. IMPLEMENTING PROCEDURES

There are a number of implementing tools for guiding growth to those areas where growth should and should not take place. Most of these tools are being implemented by Gaston County and will be closely scrutinized periodically to reflect changing conditions. Those programs that are not being implemented will be scrutinized just as closely and considered for future implementation. The following list describes those programs that are currently being implemented as well as those that are not.

1. Land Development Plan - The overall emphasis of this plan is to establish policies for guiding land use and development to those areas best suited for the various use categories. This plan serves as a guide when making land use decisions. The plan was adopted by Gaston County in 1969.
2. Energy Codes - The energy codes set minimum standards for insulation of new as well as rehabilitated structures and additions to existing structures to conserve energy. Presently, such codes are not being enforced in Gaston County but will be adopted and enforced.

3. N. C. Building Codes - The building codes set minimum safety standards of construction, electrical wiring, insulation, etc., for all commercial and residential structures. Gaston County is presently enforcing building codes.
4. Minimum Housing Code - This particular code sets minimum safety standards to be adhered to by existing structures. Such a code is not being enforced in Gaston County and will be considered for future implementation.
5. Water and Sewer Extension Policies - To date, sewer facilities and policies by the county have not been fully organized into a formal official plan. Phase I of the Gaston County 201 Facilities Plan is almost complete.
6. Land Use Management Controls - The Policies and guidelines of the Land Development Plan cannot be comprehensively applied without specific types of control mechanisms. Regulation of the density of development in accord with the capabilities of the soils and public services to accept development as well as minimum design standards and improvements for all future subdivisions will be necessary.
7. Flood Plain Zoning - Minimum standards for development in flood plains through flood plain zoning has not been established in Gaston County. The county does not have a complete set of flood plain maps from which to delineate these sensitive areas. This material should be available soon from the U. S. Department of Housing and Urban Development as a result of the county's participation in the Federal Flood Insurance Program. Once the maps are officially adopted by HUD, Gaston County should further refine and establish standards and use criteria for the flood plain areas.
8. Sedimentation Control - A locally adopted and enforced sedimentation control ordinance has been adopted for Gaston County. The state soil conservation personnel are currently responsible for enforcement. All land disturbing activities that may have some adverse effects due to sedimentation are checked. The locally adopted and enforced ordinance is needed to lessen these adverse effects on all land disturbing projects.

H. EVALUATION CRITERIA

1. Review by the Planning Board.

All elements of the comprehensive planning program, in particular the Land Development Plan, will be (after formal adoption) periodically reviewed and revised as conditions warrant. This review will enable the County Commissioners to seek all possible assistance in implementing the plans and recommendations. The review will be

made by the Planning Board and incorporated in its annual report to the Commissioners, giving information regarding the condition of the county and any plans or proposals for the development of the county and estimates of the cost involved.

In addition, the Planning Board will begin a daily land use update system. This system will be implemented through the Building Inspection Department. Through the issuance of building permits and the certification of occupancy, the Inspection Department will use this data as an indicator of growth on a daily basis. By transposing this data on a daily basis to a permanent land use map, located within the department, the Planning Board will be able to periodically review the growth and development patterns of the county. They will also be able to visibly judge the impact of their decisions on present land usage.

2. The Planning Process.

Of particular significance to the recent, current, and anticipated development in Gaston County is the on-going planning process implemented and continuously supported by the county. Just as certain types of growth are unpredictable, comprehensive planning has the flexibility to cope with the unforeseen in terms of providing the framework for sound, compatible development. The planning process itself is not the ultimate solution to all problems; it provides a statistical background, combined with sound theory and principles, to formulate a series of logical and implementable actions necessary for sound growth.

SECTION FIVE

PLAN FORMULATION

PLAN FORMULATION

A. Effect of Major Federal Activities on Local Planning and Development.

There are no major federal activities conducted in Gaston County that would affect local planning and development.

B. Sensitive Environmental Areas.

One sensitive environmental area has been identified in Gaston County--Crowders Mountain, a mountain and scenic area that has been purchased, in part, by the state. The area not purchased by the state will be zoned and preserved for future consideration of purchasing by the state.

C. Energy Facilities Siting.

There are no major energy facilities sitings presently located or planned for the Gaston County Planning Area.

D. Open Space and Recreation.

At the present time, Gaston County is deficient in organized recreational facilities for the average county resident. If a recreational program is to serve the county adequately, it must provide necessary open space, park, playground, and other recreational facilities.

To this end, a Master Plan for parks and recreation has been authorized by the County Commissioners and will be adopted and implemented upon completion. (Segments of the plan have been completed--located at Dallas.)

E. Pattern, Intensity, and Timing of Land Use for Residential, Commercial, Industrial, and Other Uses.

This section of the plan has a dual purpose. First, an analysis of the existing land uses is given. Secondly, a guide for the future development of Gaston County is presented.

The Land Use Plan indicates specific land use patterns and interrelationships which appear, at this time, to be desirable, convenient, and efficient. The concern expressed is for public and private land development practices which can preserve desirable county features, upgrade deteriorating development, and incorporate new development in a manner which would be advantageous to the general community.

Any land use plan can only reflect best judgments about what exists today and what can be foreseen about future needs. As development continues,

changes may occur or new trends may develop which will require a re-evaluation of the plan. This is normal in a dynamic community and such actions might be expected in the future. Thus, comprehensive land use planning must be recognized as a process rather than a static or one-shot effort. This process, effectively pursued, can play a vital role in planning growth and not following it.

ASSESSMENTS

A. Environmental Assessment.

Pursuant to the requirements and guidelines of the Natural Environmental Protection Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development, and the State Environmental Policy Act, the following is a summary of environmental considerations regarding the recommendations in this comprehensive development plan.

1. Abstract. Existing conditions and trends in Gaston County are examined in respect to population, economy, natural environment, land use, and related community facilities. Goals and objectives are proposed to help the community achieve its desired growth objectives, as well as to solve existing problems and to take advantage of potentials and opportunities. Methods of implementing goals and plan proposals are then discussed.
2. Environmental Impact. The recommendations in this plan, if implemented, will have a favorable environmental impact for the following reasons: (a) incompatible land uses in close proximity which tend to degrade quality of life will be minimized, (b) conservation of resources will result from prudent expansion of community facilities, (c) environmental risks and dangers, such as building on unsuitable soils, will be minimized, (d) efficient use of land will be encouraged through compact settlement patterns, (e) preservation of open space will be enhanced, (f) traffic circulation would be improved, (g) services and facilities could be efficiently and economically programmed, and (h) compact, controlled growth will mitigate the effects of loss of agricultural activity in the planning area.
3. Adverse Environmental Effects. The recommendations, if implemented, should have no undesirable environmental consequences. If not implemented, the following effects can be assumed:
 - Reduction of natural vegetation;
 - Increase in rain water run-off;
 - Increase in sewage effluent;
 - Increase in solid wastes;
 - Higher demands on resource-oriented recreation areas;
 - Increased air pollution due to more people and their automobiles.
4. Alternatives. The alternative to planned growth is, in most cases, uncontrolled growth which leads to environmental problems. In terms of alternative plans, various directions of future growth were considered and evaluated during the plan formulation process. They were rejected, as they would have resulted in economically and ecologically unsound development goals and objectives.

5. Relationship Between Short-Term Uses of Man's Environment and Maintenance of Long-Term Productivity. This plan attempts to balance short range and long range needs, programs, and recommended facilities, including environmental consequences. Short range programs are recommended with the view that they will ultimately lead to an improved environment and quality of life.
6. Irreversible Commitments of Resources. Many irreversible commitments of resources would result from implementation of recommended plans and programs. These would include land resources (where new building activity takes place), economic resources (from public and private investments in streets, sewers, water systems, etc.), and human resources (policies directed towards reversing trend of population out-migration).
7. Federal, State, and Local Environmental Controls. All federal, state, and local environmental controls currently being enforced will be applicable to the planning area.

Federal Controls

- a) National Historic Preservation Act - 1966 and Executive Order 11953;
- b) The Archaeological and Historical Preservation Act of 1974;
- c) Protection of Historic and Cultural Properties (Federal Register 1-25-74);
- d) National Flood Insurance Act of 1968;
- e) Community Development Act of 1974;

State Controls

- a) G.S. 121-12 (a), Protection of Properties on National Register;
- b) G.S. 113A, Article 1, State Environmental Policy Act;
- c) G.S. 70.1-4, Indian Antiquities;
- d) G.S. 136-42.1, Archaeological Salvage in Highway Construction.

Local Controls

- a) Gaston County has the authority under G.S. 153A, Article 18, Part 3, Zoning, to create a historic district which deals with broad areas of historic significance. The county has a zoning regulation, but does not have a historic district.
8. Mitigation Measures. The plan itself is a mitigation measure to decrease undesirable environmental consequences of unplanned growth and development. Within the implementation section of the report, several devices such as zoning, subdivision regulations, etc. are recommended for preparation and adoption. All of these are designed to help preserve environmental quality when growth does occur.

B. Historic Preservation

The policies and objectives of the Housing Element have several beneficial impacts on historic structures and sites. The Element emphasizes conservation of areas, including the rehabilitation of older structurally sound units. This will enhance the preservation of units that are historically significant in Gaston County. Because of their unique and irreplaceable nature, existing structures listed in the National Register of Historic Places should be preserved as closely as possible to their original configuration and design.

The recommendations for code enforcement and rehabilitation within the Element will have a beneficial effect where improvements required by law or as part of a rehabilitation program can be made without destroying or jeopardizing the historical characteristics or significance of the structure.

However, when such improvements cannot be made without jeopardizing the historical characteristics or significance of the structure or such characteristics or significance is completely disregarded in the action, then the effect could be adverse.

There are, however, no adverse effects on historic sites which cannot be avoided. In reference to the above adverse effect, it can be avoided in the case of enforcement of minimum structural safety standards by amendment of North Carolina State Building Codes to exempt historic structures or to treat them in a special manner which would recognize and attempt to preserve their historical significance. This is not to disregard the safety and welfare implications that could result by not making required improvements on occupied historic sites. Rather, it will be an attempt to recommend special considerations and, if necessary, special requirements to insure that both safety requirements and minimum standards are met without jeopardizing the unique design, construction, and significance of the historical structures.

Minimum housing codes are not subject to Building Code Council approval and Gaston County should adopt Minimum Housing Codes to exempt historic structures or to treat them in a special manner compatible with their historic significance.

In the case of rehabilitation and clearance or demolition, Gaston County has the option of adopting permit insurance procedures and special zoning districts which would prohibit the alteration or destruction of significant historic structures.

Alternatives to the recommendations of the Gaston County Housing Element are discussed in the Environmental Assessment.

If the proposals contained in the Gaston County Housing Element are implemented, the impact on the long-term maintenance and enhancement of National Register Properties should be favorable. The Element calls for strong conservation activities which, with the safeguards discussed, should enhance the continued existence of many historic structures and sites.

C. Historic Preservation Assessment

1. Summary of the proposed plan and policies that may impact National Register properties.

The Land Use Plan, contained herein, sets goals and objectives that may impact National Register properties. The purpose of the Land Use Plan is to guide development to those areas conducive for a particular use.

2. The impact (beneficial or adverse) of the proposed plans or policies, if they are carried out.

As stipulated in the plan, those areas where National Register properties are located are presently protected by existing land use controls and projected land development policies of this plan. (See Map #5.)

3. Any adverse impacts which cannot be avoided should the proposed plans or policies be carried out.

The policies of this plan serve only to enhance the preservation of National Register policies; therefore, no adverse effects are evident.

4. Alternatives to the proposed plans or policies.

The only alternative to the proposed plan is not to adopt it. The purpose of the Land Use Plan is to guide future land use in an orderly fashion having little impact on sensitive areas (including historic structures). The alternative of not adopting the plan will be detrimental to historic properties since there will be no guide for future land use and the probable adverse effects on sensitive areas that will ensue.

5. The impact of proposed plans and policies on the long-term maintenance and enhancement of National Register properties.

The policies of the Land Use Plan will complement the long-term maintenance and enhancement of National Register properties by assuring that planned and orderly development will occur in all areas of Gaston County.

6. A statement setting forth applicable federal, state, and local controls or programs for conserving and enhancing historical properties.

The North Carolina Division of Archives and History is the state agency responsible for the administration of the National Historic Preservation Act of 1966. The agency reviews and identifies areas that should be included in the National Register of Historic Places. There are four such places listed in Gaston County. The Land Use Plan identifies programs and policies for conserving and enhancing the identified properties.

7. Properties listed on the National Register of Historic Places.

There are four (4) known sites so designated by appropriate state and/or federal authorities within Gaston County affected due to this study. (See Map #5.) Those four properties are Belmont Abbey Cathedral, the Dallas Historic District, the William J. Wilson House in Crowders Creek Community, and the David Jenkins House in Gastonia. Seven other properties have been placed by the State Professional Review Committee on the study list for future nomination.

The implementation of the goals and objectives of this document will have a favorable impact on any potential properties or future considerations by improving the quality of the surrounding environment through enforcement of building codes, zoning, subdivision regulations, utility extension policies and planned development.

The following include a list of present and potential historic, scenic and/or architectural properties:

INVENTORY OF HISTORIC AREAS

Identity of Area	Location				Size of Area	Description of Area	Present-Use
	Name	Type of Area	Township	Highway No. & Miles or Other			
				Landmark			
1. Belmont Abbey	Historic (Educational-Agriculture)	South Point	1.3 miles north of Belmont, N.C. on Mt. Holly Rd.	800 acres	A Catholic School established in 1876 by Benedictine Monks. agriculture (farmlands)	Education and	
2. Cherryville Town Hall	Historic (Political)	Cherryville	109 E. Main St. in Cherryville, N.C.	1/2	Two story brick building built around 1900.	Clothing store	
3. Dallas Town Hall	Historic (Political-Architectural)	Dallas	Town Square in Dallas, N.C.	2 acres	Old Gaston County Courthouse 1846-1911. Simple, classical, revival style construction.	Dallas Town Hall	
4. Dickson, Joseph, General; House	Historic (Architectural, Military)	River-bend	2 miles north-west of Mt. Holly, N.C. on SR 1924	1 acre	First brick house built west of the Catawba River. Built in 1778. Home of Revolutionary War General.	Private Residence (Unoccupied)	
5. Goshen Presbyterian Church and Cemetery	Historic (Religious)	South-point	In North Belmont, N.C. on SR 2021 at the P & N Railroad Crossing.	10 acres	First Presbyterian Church in the County; organized in 1764. Twenty-one Revolutionary War Dead buried in cemetery. (DAR Markers)	Worship and Cemetery	
6. Heyl, Pieter House	Historic (Architectural)	Dallas	2.2 miles east of Dallas, N.C. on NC Hwy. 275.	1/2	A log cabin built in 1775.	Unknown (On the Miles Stroupe farm)	

INVENTORY OF HISTORIC AREAS

Identity of Area	Location			Type of Area	Township	Size of Area	Description of Area	Present Use
	Highway No. & Miles or Other	Landmark						
7. High Shoals Iron Works (Site)	Historic (Industrial)	Dallas	In High Shoals, N.C., on U.S. Hwy. 321	1/	All buildings gone; presently part of downtown High Shoals. location Organized in 1780 by Jacob Fuleninide from Switzerland; largest in the state at that time.	Marker designates location		
8. Hoffman House	Historic (Commercial/ Architectural)	Dallas	On the Town Square in Dallas, N.C.	1/	A large brick 44 room Furniture structure which was store and an Inn in 1852.	apartments.		
9. Long Creek Memorial Baptist Church	Historic (Religious)	Dallas	1 mile south-east of Dallas, N.C. of FAS #2264	5 acres	First Baptist Church in the County. Organized in 1772.	Worship		
10. McAden Mills No. Two	Historic (Industrial)	South-point	In downtown McAdenville, N.C. on NC Hwy. 7	1/	A textile mill organized in 1850; driven by water power. Power was converted to an electric generator in 1884 which was installed by Thomas A. Edison	Textile mill owned by W. J. Pharr		
11. McLean Plantation	Historic (Architectural)	South-point	5.8 miles south of Belmont, N.C. on FAS #2524	1200 acres	A frame house with columns built in 1830 & surrounding grounds.	House restored & used as an antique shop. (Part of Seven Oaks Farm owned by D. J. Stowe		

INVENTORY OF HISTORIC AREAS

Identity of Area		Location		Size of Area		Present Use	
Name	Type of Area	Township	Highway No. & Miles or Other Landmark	Type of Area	Description of Area	Size of Area	Present Use
12. Mason House	Historic (Architectural)	Dallas	In northeast Dallas, N.C., off NC Hwy #275	1/	A two story house featuring the double doors typical of Huguenot design. Date of construction not known.	Unknown	
13. Philadelphia Lutheran Church	Historic (Religious)	Dallas	3 miles north-northeast of Dallas, N.C. on FAS 1001 near the South Fork River	5 acres	First Lutheran Church Worship in Gaston County; organized in 1767.		
14. Rankin, William House	Historic (Military)	River-bend	2.7 miles east-southeast of Stanley, N.C. on SR 1935	10 acres	The home and adjacent grounds of a Revolutionary War hero. (Frank Rankin)		
15. Rhyne House	Historic (Architectural)	River-bend	2 miles east of Stanley, N.C. on SR 1918	1/	House with the date 1799 patterned in the brick chimney. (R. M. Rhyne Farm)		
16. Roberts-Ahrens House	Historic (Architectural and Commercial)	Cherry-ville	2.8 miles north-east of Cherry-ville, N.C. on FAS 1007	1/	A house of log and stone construction; built in 1760. Served for a period as a stagecoach stop.	In the process of restoration. A part of the Ahrens-Stroupe farm.	
17. Sacred Heart College	Historic (Educational & Religious)	South-point	In northwest Belmont, N.C., off N.C. Hwy. #7	100 acres	Catholic College for girls, organized in 1876 by Sisters of Mercy and Benedictine Monks.	Education (4 year college for boys and girls.	

INVENTORY OF HISTORIC AREAS

Identity of Area		Location			Type of Area	Township	Size of Area	Description of Area	Present Use
Name		Highway No. & Miles or Other Landmark							
18. Saint Joseph's Catholic Church	Historic (Religious)	River-bend	2.4 miles north-northeast of Mt. Holly, N.C. on N.C. Hwy # 273.	2 acres	Church organized in 1842 with the early efforts of a Bishop who later became James Cardinal Gibbons of Baltimore.	Worship			
19. Tryon County Courthouse (Site of)	Historic (Political)	Cherry-ville	4.2 miles south-east of Cherry-ville, N.C. on N.C. Hwy. #274	1/	Tryon County was formed in 1768 and named for Governor William Tryon. The County was divided in 1799 into Lincoln and Rutherford Counties.	Marker and Shrine.			
20. Washington Iron Furnace (Site of)	Historic (Industrial)	Crowders Mountain	2 miles west of Bessemer City, N.C., off SR 1402 on a tributary of Long Creek.	1/	Furnace constructed in 1770. Produced cannon balls, kettles and other iron utensils used during Revolutionary War period.	Ruins only. Part of the farm owned by Ormand Heirs Foundation.			
21. Wilson, James House	Historic (Commercial and Communications)	Gastonia	1.6 miles south-west of Crowders Mountain, N.C. on SR 1109.	House & 300 acre farm.	Mid-19th Century two story house used as a stage-coach stop and postoffice.	Private residence. (R. A. Jackson)			
22. Jenkins, David House	Historic (Architectural)	Gastonia	Airline Avenue	1/	19th Century two story house.	Apartment house.			

LINCOLN COUNTY

SCENIC & HISTORIC AREAS

GASTON COUNTY
North Carolina
1978

MAP 5

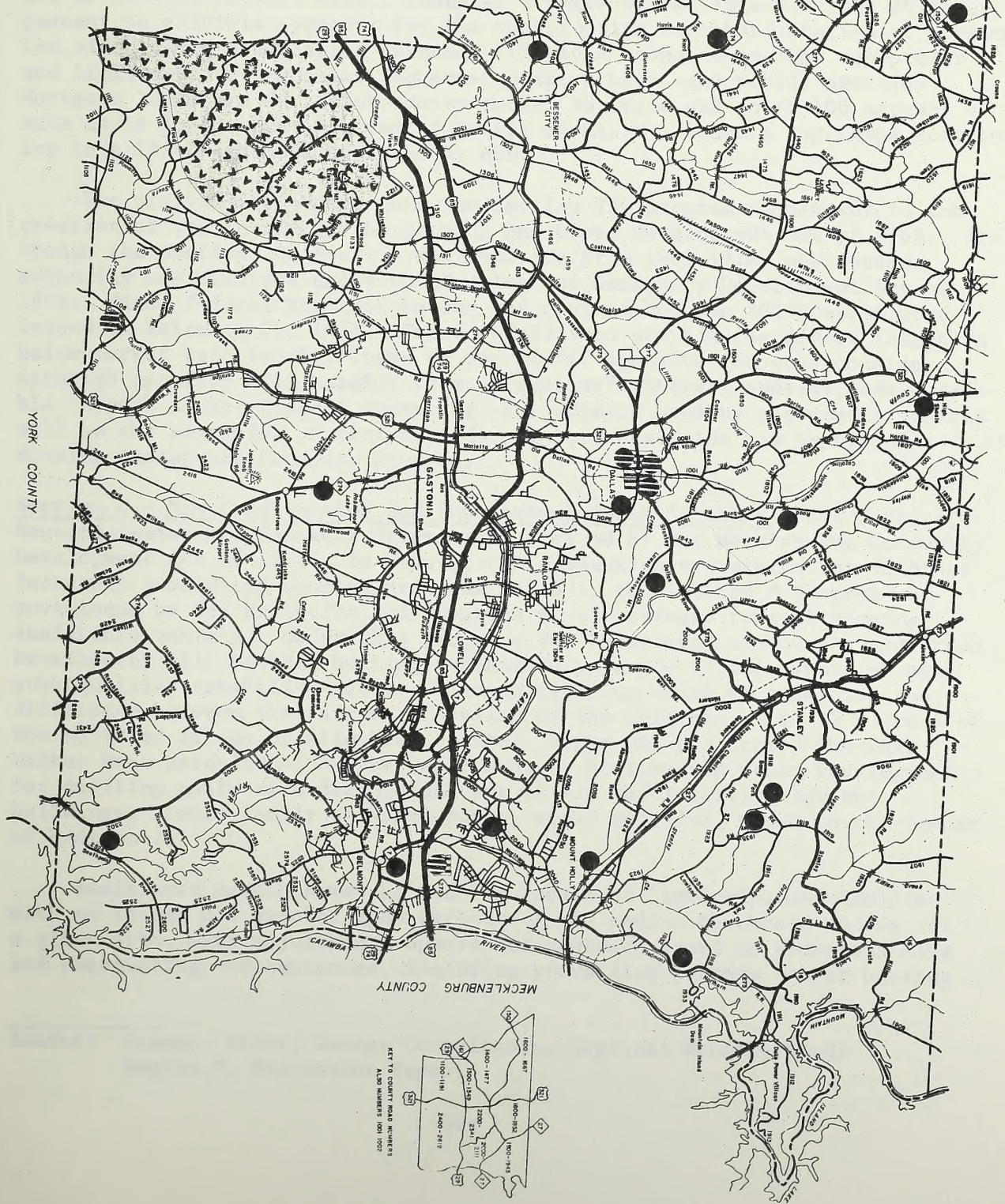
CLEVELAND COUNTY

LEGEND

SCENIC AREAS

NATIONAL HISTORIC REGISTER

HISTORICAL SIGNIFICANCE



YORK COUNTY

APPENDIX I

OUTSIDE RESOURCES FOR MEETING GOALS AND OBJECTIVES

HUD Programs

Section 202; Section 202/Section 8. This program was created by the Housing Act of 1959 to provide direct loans at a below-market interest rate of three percent to eligible sponsors for the construction or rehabilitation of housing for elderly and handicapped persons. Eligible sponsors include non-profit and limited profit entities, consumer cooperatives, and public agencies. Mortgage loans are for terms not to exceed 50 years and cover 100 percent of such costs in the case of limited profit sponsors. Tenants pay rents according to a fixed schedule approved by HUD.

The program was phased into the Section 236 program subsequent to the creation of the latter by the Housing and Urban Development Act of 1968. Although the Section 202 Program was inactive from 1969-1974, new funding authority was provided under the Housing and Community Development Act of 1974. Final Federal Regulations for the revised Section 202 Program were issued on February 25, 1976. These regulations provide for direct long-term below-market rate federal loans to non-profit sponsors for such housing. Although sponsors will benefit from a "shallow" interest subsidy made possible through direct federal financing, the primary housing assistance vehicle will be the provision of rent subsidy payments under the new Section 8 Housing Assistance Payments Program.

Section 8 - New Construction and Substantial Rehabilitation. The Section 8 Housing Assistance Payments Program was created by the Housing and Community Development Act of 1974. In view of the suspension or termination of other federally subsidized housing programs in 1973, the Section 8 Program was envisioned by the Executive and Congress as the primary federal housing assistance vehicle. Under this program, the Department of Housing and Urban Development will provide housing assistance payments to the owners of new, substantially rehabilitated, or existing dwelling units to subsidize the difference between the fair market value of the unit and 15 to 25 percent of the adjusted income of eligible tenants. Rents may not exceed the Fair Market Rent established by the Department of Housing and Urban Development for dwelling units of a designated type (i.e., multi-family elevator buildings, single-family detached homes, etc.) and size, based on the number of bedrooms.

Assistance payments may be made on behalf of "lower-income" families with an income not exceeding 80 percent of the median household income for a given area, with adjustments upward and downward based on household size and extenuating circumstances, including prevailing incomes and/or housing

Source: Hammer, Siler, George Consultants, Regional Housing Study
Region F, Discussion Paper.

costs. The Section 8 program also encourages economic integration within assisted projects by providing that a minimum of 30 percent of the subsidized units should be reserved for "very low-income" households with incomes less than 50 percent of the median income for the area.

In the case of newly constructed or substantially rehabilitated units, HUD will execute a direct contract with an eligible owner/sponsor for the provision of Housing Assistance Payments. Eligible sponsors include private owners, cooperatives, and public housing agencies. Housing assistance payments may be provided for a maximum period of 20 years in the case of projects which are privately owned and up to 40 years in the case of projects which are directly owned or financed by a state or local housing agency.

Section 8 - Existing Housing. This program uses the same subsidy mechanism and eligibility criteria referenced above. The program will generally be administered by a Local Housing Agency, local government, or state housing agency which contracts with HUD to make Housing Assistance Payments to owners of existing housing units on behalf of eligible tenants who have executed a lease directly with the private owner. The administering public agency is responsible for certifying the eligibility of tenants and providing other required services, such as counseling and assistance in locating eligible dwelling units.

Section 221(d)(3) - Below Market Interest Rate. The 221 (d)(3) EMIR program was established in 1961 to provide direct, FHA-insured mortgage loans at a below-market interest rate of three percent for the construction or rehabilitation of rental or cooperative housing for lower-income persons. Mortgage loans are for terms not to exceed 40 years and cover 100 percent of approved development costs for non-profit and cooperative sponsors. Tenants pay rents according to a fixed schedule approved by HUD. This program was also phased out following the creation of Section 236 program in 1968.

Section 221 (d)(3) - Market Rate. This program, created in 1954, provides FHA insurance for conventional, market rate loans to finance the construction or rehabilitation of rental or cooperative housing intended to be occupied primarily by elderly, handicapped, or displaced low and moderate-income persons. Projects insured under this program may receive rent supplement authorized under Section 101 of the National Housing Act, as amended in 1965. Rent supplement payments are made by HUD to the project sponsor on behalf of eligible lower-income tenants. These payments amount to the difference between 25 percent of a tenant's household income and the gross rent for the unit approved by HUD.

Section 236. This program, created by the Housing and Urban Development Act of 1968, provides FHA insurance and interest reduction payments to eligible sponsors for the construction or rehabilitation of rental or cooperative housing for lower-income persons, including the elderly and handicapped. FHA insurance covers 100 percent of approved project development costs for non-profit sponsors and 90 percent of such costs for limited profit sponsors on 40-year mortgage loans. The interest reduction payments reduce the effective interest rate on a project mortgage to one percent, thereby permitting below-market rents. Unlike the Section 202 and 221(d)(3) programs, tenants pay

the higher of a "Basic Monthly Rent", which reflects the maximum interest subsidy, or 25 percent of adjusted household income. Many Section 236 projects are also authorized to receive rent supplement payments on behalf of low-income tenants, thereby permitting a greater income mix. These pay the difference between the basic rent and 25 percent of the tenant's adjusted household income.

Section 235(i) - Interest-Subsidy Homeownership. This program was created to make homeownership more readily available to lower-income families by providing monthly payments to lenders of FHA insured mortgage loan on behalf of lower-income families. Families, handicapped persons, and the elderly are eligible to receive the benefits of the subsidies and the mortgage insurance if they fall within certain income and asset limits. The FHA insures lenders against losses on mortgage loans.

Public Housing

1. Conventional: This program provides annual Federal Assistance payments to payments to cover debt service costs on federally guaranteed, 40 year, tax exempt bonds issued by Local Housing Authorities to finance the construction of rental housing for low-income persons. In recent years, the Federal Government has also provided supplemental subsidies to Local Housing Authorities to partially defray operating costs. Series of amendments to the legislation in the late 1960's limit the maximum rent that can be charged to 25 percent of a tenant's adjusted household income. This provision also applies to all of the separate public housing programs described below.
2. Special Conveyance: This includes housing units developed under the Lanham Act (war and defense housing) or by the Public Works Administration and conveyed to Local Housing Authorities for use as low rent public housing.
3. Turnkey I: This program includes new public housing which is purchased by a Local Housing Authority from a private developer upon the completion of construction pursuant to a contractual agreement entered into prior to the start of construction.
4. Turnkey II: This refers to the management of public housing by a private management firm pursuant to a contractual agreement with a Local Housing Authority.
5. Turnkey III: This program permits a resident of public housing which is either acquired or developed under conventional or turnkey methods to enter into a contractual agreement with a Local Housing Authority which can result in eventual ownership of his or her unit. Prospective homebuyers pay a fixed percentage of their income to cover utility, project maintenance and management costs. In addition, tenants perform routine maintenance tasks for which they receive credit by the LHA in a home payments account which, when sufficient to cover the remaining debt on the unit, will result in their receiving title to the unit.
6. Section 23: Under this program, new, existing, or rehabilitated housing is leased by a Local Housing Authority from the owner or developer under a

contract which permits the LHA to sub-lease to eligible, low-income persons in accordance with a fixed rent schedule. Federal assistance payments are used to cover the difference between the approved gross rent of a unit and 25 percent of a tenant's adjusted household income.

7. Acquisition: This program permits Local Housing Authorities to purchase existing housing, with or without rehabilitation, for use as public housing.

FMHA Programs

Section 515 - Rural Rental Housing: The Farmers Home Administration is the most important federal rural housing agency. The FMHA program of most significance to Local Housing Authorities is the rural rental program, Section 515, which provides subsidized (interest credit) and unsubsidized loans for multi-family projects for elderly and low to moderate-income families. The Housing and Community Development Act of 1974 changed the basic program by (1) enabling public housing authorities to own Section 515 projects and to lease their units under Section 8; (2) authorizing the use of rent supplements to reduce the rents of eligible tenants; (3) removing the \$750,000 ceiling on Section 515 loans; (4) permitting the financing of initial operating expenses of up to two percent of development costs; and (5) allowing rural development on leasehold land.

Section 502 - Rural Homeownership: Section 502 is FMHA's basic homeownership program of direct loans designed to help owner-occupant rural families of low and moderate-income whose circumstances bar access to private financing. Section 502 loans may be used for new construction, repairs to already owned dwellings, and the purchase of existing housing. The Housing and Urban Development Act of 1968 authorized the use of interest credits with 502 loans, which may reduce the interest rate to one percent, depending on family income and size. In addition, the Housing and Community Development Act of 1974 extended the Section 502 program by providing mortgage refinancing authority.

conflict which permits the LHA to sub-lease to eligible low-income persons in accordance with a fixed rent schedule. Federal assistance programs are used to cover the difference between the approved gross rent of a unit and 25 percent of a tenant's adjusted household income.

7. Acquisition: This program permits local Housing Authorities to purchase existing housing, with or without rehabilitation, for use as public housing.

YHHA Programs

Section 515 - Rural Rental Housing: The Federal Home Administration is the most important federal rural housing agency. The YHHA program of rural assistance to local Housing Authorities is the rural rental program, Section 515, which provides subsidized (interest credit) and unsubsidized loans for multi-family projects for elderly and low to moderate-income families. The Housing and Community Development Act of 1974 changed the YHHA program by (1) enabling public housing authorities to own Section 515 projects and to lease their units under Section 8; (2) authorizing the use of rent supplements to reduce the rent of eligible tenants; (3) removing the \$150,000 ceiling on Section 515 loans; (4) permitting the financing of initial operating expenses of up to two percent of development costs; and (5) allowing total development on leasehold land.

Section 502 - Rural Homeownership: Section 502 is YHHA's basic homeownership program of direct loans designed to help lower-income rural families of low and moderate-income whose circumstances bar access to private financing. Section 502 loans may be used for new construction, repairs to already owned dwellings, and the purchase of existing housing. The Housing and Urban Development Act of 1980 authorized the use of interest credits with 502 loans, which may reduce the interest rate to one percent, depending on family income and size. In addition, the Housing and Community Development Act of 1974 extended the Section 502 program by providing mortgage refinancing authority.

APPENDIX II

METHODOLOGY FOR ASSISTED HOUSING

NEEDS ESTIMATES AND PROJECTIONS

The most reliable indicator of assisted housing need for Gaston County is the 1970 Census and the data provided therein. HUD special Census tabulations contain detailed data on households and household living conditions for the county and are the most reliable basis for current estimates or projections. The methodology breaks the assisted housing need into its basic components and adjusts those components according to the changes that would likely occur to them over the projection period.

--This methodology is a part of Regional Housing Plan, Centralina Council of Governments, 1977.

These units are added to the total households living in inadequate conditions obtained in Step 1 for a new total. Note: There is a degree of overlap between those living in dilapidated units with all plumbing and B, C and D of Step 1. This overlap will be factored in succeeding steps.

1970 Base - Assisted Housing Needs

First, a 1970 base had to be established prior to making a 1975 (current) estimate.

The following steps were employed to compute the 1970 base.

Step 1

The first step is to compute the total number of persons living in inadequate conditions according to the HUD special tabulations. This includes households:

- A. Living in units lacking some or all plumbing facilities
- B. Households with 1.25 or more persons per room
- C. Homeowners living in structures older than 30 years valued less than \$7,500 and
- D. Renters paying more than 25% of their income for rent.

This total can be computed from the columns in the HUD tabulations titled Households Living in Inadequate Conditions.

Step 2

The next step is the computation of households living in inadequate conditions needing assistance. This step is somewhat more difficult and time consuming to compute. Needing assistance, as used, is synonymous with falling

within the income limits for federally assisted housing. The income limits for current federal housing programs were based on a formula which establishes 80 percent of the median income of the county and adjusts it upward or downward for family size. To estimate the number of families who would have qualified for such assistance in 1970 had the programs existed then under the same income limit definitions, a 1970 table was computed for the county showing the estimated income limits based on the then median income. The 1970 income limits were applied to the 1970 HUD tabulations which show households by income. The result was a total for the county of households living in inadequate conditions and eligible for federal assistance. In computing this total, it was broken down by tenure - owner/renter with percentages computed for each. These percentages are used as adjustment factors in succeeding steps.

Step 3

By subtracting the results of Step 2 from Step 1, a total is established for those living in inadequate conditions not needing assistance.

Step 4

Compute the percentage of both those households living in inadequate conditions which are in need of assistance and the percentage which are not in need of assistance. These percentages are used as adjustment factors in succeeding steps.

Step 5

The HUD definition for living in inadequate conditions does not cover households living in dilapidated units having all plumbing facilities. This must be factored in. HUD has estimated the number of such households in additional HUD tabulations.

Step 6

Next, the components making up the total number of households living in inadequate conditions are computed. These components are broken down as follows:

		<u>Source</u>
6A	Households living in dilapidated units with all plumbing.	HUD Tabulations
6B	Households living in units lacking some or all plumbing.	1970 Census of Housing
6C	Households having more than 1.25 persons per room adjusted for overlap with 6B. Compute overlap as percentage of 6B of application in the 1975 estimate.*	Interpolated from 1970 Census of Housing. Overlap is also computed from Census of Housing.

Source

6D Total - Owners/Renters criteria for inadequate living conditions.

To obtain a total for 6D, add 6A + 6B + 6C, then subtract from total obtained in Step 5.

1. Homeowners living in structures older than 30 years, values less than \$7,500.*

To break down the total by Owner/Renter, apply owner/renter percentages obtained in the compilation of Step 2.

2. Renters paying more than 25% of income for rent.*

* Overlap factor for 6C, 6D1, and 6D2.

The overlap with 6A must be considered. 6A and 6B are mutually exclusive. Centralina estimates the overlap factor to be 50% of 6A subtracted out evenly from 6C, 6D1, and 6D2.

Step 7

After the appropriate adjustments have been made in Step 6, the components are summed to obtain a 1970 total for those living in inadequate conditions, including those living in dilapidated units with all plumbing.

Step 8

The percentage needing assistance obtained in Step 4 is then applied to the total obtained in Step 7 to arrive at a 1970 base need - households living in inadequate conditions needing assistance.

RESULTS

Table 1 provides the results of Step 1 through Step 8 for Gaston County. There were 6,700 households in need of assisted housing in 1970.

TABLE 1

NEEDS ASSESSMENT MODEL1970 Base Needs - Assisted Housing

<u>Households in Need of Assistance</u>	<u>Gaston County</u>
After adjustments for overlap	
1) Households living in dilapidated units having all plumbing facilities (Step 6A)	1,255
2) Households living in units lacking some or all plumbing facilities (Step 6B)	3,973
3) Households having 1.25 persons per room or more (Step 6C)	2,255
4) Homeowners living in units more than 30 years old and valued at less than \$7,500 (Step 6D1)	874
5) Renters paying more than 25 percent of income for rent (Step 6D2)	2,329
Total households living in inadequate conditions (Step 7)	10,686
Multiply by percent needing assistance (Step 8)	x 62.7%
Total households needing assistance (1970 Base Need) (Step 8)	6,700

1975 ESTIMATE - ASSISTED HOUSING NEEDSStep 9

The 1970 estimate is the major base upon which a 1975 estimate of households needing assistance can be made. The 1975 estimate must consider likely changes that would have taken place in the components making up the households in need of assistance.

Method of Computations for 1975

9A Dilapidated, but with all plumbing

Compute 1970 figure as percentage of total 1970 households. Then apply percentage to 1975 estimate. These households are assumed to remain a constant percentage of the total households.

Method of Computations for 1975

- 9B Lacks some or all plumbing facilities
- 9C Estimated households having 1.25 persons or more per room*

These households should not increase but should decline. With the extensive building code enforcement within Region F, it is doubtful that any additional units lacking some or all plumbing facilities have been constructed since 1970. Also a certain percentage of these units would have been demolished or brought up to standard by minimum housing code enforcement, clearance, urban renewal, etc. 1970-75 demolitions should be totaled and computed as a percentage of 1975 households. This percentage should be applied to and subtracted from the 1970 households lacking some or all plumbing to obtain a 1975 estimate.

Take the 1970 figure before the overlap adjustment factors were computed. Compute as a percentage of 1970 households. Then apply percentage to the 1975 Estimated Households to obtain a new estimate. An assumption is then made that over-crowding would have decreased from 1970 to 1975 at a rate similar to the rate of decline in household size. Compute the percentage rate of decline in household size from 1970 to 1975. Apply this percentage to the new estimate and subtract to obtain a 1975 estimate not yet adjusted for overlap with 9A or 9B. To account for overlap with 9B, multiply the 1975 estimate for 9B by the percentage overlap obtained in Step 6C. Subtract this number from the new estimate. The overlap with 9A will be factored in at the end of Step 9D2.

Method of Computations for 1975

9D	Total Owner-Renter criteria for living in inadequate conditions	To obtain total for 9D, take total unadjusted for overlap 1970 figure and compute as a percentage of 1970 households. Then apply this percentage to the 1975 estimate of households to obtain a 1975 unadjusted for overlap total. To obtain an Owner/Rental breakdown, use the same percentages used in Step 6D except the percentages should be adjusted according to the percent changes in tenure that took place between 1970-1975. This will provide totals that are unadjusted for overlap.
	1. Estimated number of homeowners living in structures older than 30 years, valued less than \$7,500.*	
	2. Estimated Renters paying more than 25% of income for rent.*	

* Apply adjustment factor to 9C, 9D1, and 9D2 to consider overlap with 9A. Adjustment factor 50% of 9A subtracted equally from 9C, 9D1, and 9D2.

Step 10

With the adjustment factor computed, sum the components to get the total number of households living in inadequate conditions.

Step 11

Now apply the percentage obtained in Step 4, percentage needing assistance, to total households living in inadequate conditions to obtain a 1975 unadjusted estimate of households needing assistance.

Step 12

From this estimate, subtract an estimate of the number of units assisted during the period of 1970-1975 to obtain a final estimate of households needing assistance.

RESULTS

Table 2 depicts the results of the 1975 assisted housing need computation for the Region and its constituent counties.

TABLE 2

NEEDS ASSESSMENT MODEL1975 ESTIMATED NEED - ASSISTED HOUSING

<u>Households in Need of Assistance</u>	<u>Gaston County</u>
After adjustments for 1970-75 change and overlap	
1) Households living in dilapidated units having all plumbing facilities (Step 9A)	1,508
2) Households living in units lacking some or all plumbing facilities (Step 9B)	3,957
3) Households having 1.25 persons or more per room (Step 9C)	2,667
4) Homeowners living in units more than 30 years old and valued at less than \$7,500 (Step 9D1)	948
5) Renters paying more than 25 percent of income for rent (Step 9D2)	2,910
Total households living in inadequate conditions (Step 10)	11,990
Multiply by percent needing assistance (Step 11)	x 62.7%
Total Unadjusted 1975 estimate of households needing assistance	7,518
Adjust by subtracting out number of assisted units 1970-75 (Step 12)	-1,635
Total households needing assistance 1975	5,883

ASSISTED HOUSING LIST

Table 3 represents a comprehensive listing of assisted housing units in Gaston County from 1970 to 1975. It represents all data that could be obtained on a county basis. As such, it is more comprehensive than the HUD assisted housing listings used in HUD's fair share allocation formula, but is not claimed to be a complete listing of all federal housing assistance within the county during the period.

TABLE 1

NEEDS ASSESSMENT MODEL

1972 ESTIMATED NEED - ASSISTED HOUSING

Households in Need of Assistance		Gaston County	
After adjustment for 1970-72 change and overlap			
1) Households living in dilapidated units having all plumbing facilities (Step 2A)	1,308		
2) Households living in units lacking some or all plumbing facilities (Step 2B)	3,957		
3) Households having 1.5 persons or more per room (Step 3C)	5,867		
4) Homeless living in units more than 30 years old and valued at less than \$1,000 (Step 3D)	982		
5) Renters paying more than 25 percent of income for rent (Step 3E)	1,910		
Total households living in hardship conditions (Step 10)	11,990		
Multiply by percent needing assistance (Step 11)	x 61.72		
Total Unassisted 1972 estimate of households needing assistance	7,318		
Adjust by subtracting out number of assisted units 1970-72 (Step 12)	-1,482		
Total households needing assistance 1972	5,836		

ASSISTED HOUSING LIST

Table 2 represents a comprehensive listing of assisted housing units in Gaston County from 1970 to 1972. It represents all data that could be obtained on a county basis. As such, it is more comprehensive than the HUD assisted housing listings used in HUD's fair share allocation formula, but it not claimed to be a complete listing of all federal housing assistance within the county during the period.

TABLE 3

Federally Assisted Housing Units
Totals Used in 1975 Assisted and 1980 Needs Assessment (Step 12)
Gaston County

Low Rent Public Housing	612
Section 236	340
Section 221(d)(3)	
1) BMIR	---
2) Rent. Sup.	---
Section 221(d)(4)	176
Section 207	---
Section 235	278
FMHA Home Loans	
Sections 502-504	229

TOTAL	1,635

SOURCE: Centralina Council of Governments

1980 PROJECTION - ASSISTED HOUSING NEEDS

The 1980 assisted need projection is computed in the same manner as the 1975 estimated need. Since the model works in a building block fashion with 1970 as a constant base, assisted housing from 1970-1975 was subtracted out as in the 1975 estimate. No attempt was made to bring the 1975 estimate of assisted housing up to the current year of this publication (1977) or to project assisted housing that would be constructed through 1980. The intent was to show the total need that would accumulate from the 1975 estimate to the 1980 projection year if no federal assistance were to be provided.

The demolition adjustment factor for households living in units lacking some or all plumbing facilities (Step 13B) was based on a continuance of demolition activity at the same pace as occurred during 1970-1975.

The 1975 Owner/Renter percentages after adjustments were also used in the 1980 projection (Step 13D1, 13D2).

TABLE 3

Estimated Assisted Housing Units
Totals Used in 1975 Assisted and 1980 Needs Assessment (Step 1)
San Diego County

Low Rent Public Housing	612
Section 235	140
Section 221(d)(2)	---
1) RMH	---
2) Rent. Sup.	---
Section 221(d)(4)	176
Section 207	---
Section 212	176
RMH Home Loans	---
Sections 502-504	212
TOTAL	1,422

SOURCE: Centralina Council of Governments

1980 PROJECTION - ASSISTED HOUSING NEEDS

The 1980 assisted need projection is computed in the same manner as the 1975 estimated need. Since the model works in a building block fashion with 1975 as a constant base, assisted housing from 1970-1975 was subtracted out as in the 1975 estimate. No attempt was made to bring the 1975 estimate of assisted housing up to the current year of this publication (1975) or to project assisted housing that would be constructed through 1980. The intent was to show the total need that would be met from the 1975 estimate to the 1980 projection year if no federal assistance were to be provided.

The demolition adjustment factor for households living in units lacking some or all plumbing facilities (Step 1B) was based on a comparison of demolition activity at the same pace as occurred during 1970-1975.

The 1975 Census/Bureau percentages after adjustments were also used in the 1980 projection (Step 1B, 1975).

RESULT

Table 4 presents the results of the above computation.

TABLE 4

Needs Assessment Model
1980 Estimated Need - Assisted Housing
Gaston County

Households in need of assistance (after adjustment for 1970-80 change and overlap)

1) Households living in dilapidated units having all plumbing facilities (Step 13A)	1,641
2) Households living in units lacking some or all plumbing facilities (Step 13B)	3,944
3) Households having 1.25 persons per room or more (Step 13C)	2,800
4) Homeowners living in units more than 30 years old and valued at less than \$7,500 (Step 13D1)	1,031
5) Renters paying more than 25 percent of income for rent (Step 13D2)	3,164
Total households living in inadequate conditions (Step 14)	12,580
Multiply by percent needing assistance (Step 15)	x 62.8%
Total unadjusted 1980 estimate of households needing assistance	7,888
Adjust by subtracting out number of assisted units 1970-1975 (Step 16)	-1,635
Total households needing assistance 1980	6,253

RESULTS

Table 4 presents the results of the above computation.

TABLE 4

Needs Assessment Model 1980 Estimated Need - Assisted Housing Cassidy County

Households in need of assistance (after adjustment for 1970-80 change and overlap)	
1. Households living in dilapidated units having all plumbing facilities (Step 1A)	1,841
2. Households living in units lacking some or all plumbing facilities (Step 1B)	7,944
3. Households having 1-2 persons per room or more (Step 1C)	2,808
4. Households living in units more than 35 years old and valued at less than \$7,500 (Step 1D)	1,031
5. Renters paying more than 25 percent of income for rent (Step 1E)	2,164
Total households living in inadequate conditions (Step 1F)	12,588
Multiply by percent needing assistance (Step 1G)	x 62.8%
Total unadjusted 1980 estimate of households needing assistance	7,888
Adjust by subtracting out number of assisted units 1970-1975 (Step 1H)	-1,032
Total households needing assistance 1980	6,856

APPENDIX III

LAND DEVELOPMENT PLAN AND HOUSING ELEMENT

ANNUAL EVALUATION FORM

A. OBJECTIVE ATTAINMENT YEAR FY _____ TO _____

B. OBJECTIVE STATEMENTS

- 1.
- 2.
- 3.
- 4.
- 5.

C. PROGRESS MADE TOWARD IMPLEMENTING OBJECTIVES

- 1.
- 2.
- 3.
- 4.
- 5.

D. PROBLEMS ENCOUNTERED IN MEETING OBJECTIVES, IF ANY

- 1.
- 2.
- 3.
- 4.
- 5.

E. RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

Chairman, Gaston County Board of Commissioners

Date

APPENDIX III

LAND DEVELOPMENT PLAN AND ZONING ELEMENT

GENERAL EVALUATION FORM

6. OBJECTIVE ATTAINMENT AREA TO _____

5. OBJECTIVE STATEMENTS

- 1.
- 2.
- 3.
- 4.
- 5.

4. PROGRESS MADE TOWARD IMPLEMENTING OBJECTIVES

- 1.
- 2.
- 3.
- 4.
- 5.

3. PROBLEMS ENCOUNTERED IN MEETING OBJECTIVES, IF ANY

- 1.
- 2.
- 3.
- 4.
- 5.

2. RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

Date _____

Chairman, Eastern County Board of Commissioners

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